

# Four Hills Village Association (FHVA)

## Minutes of the FHVA Board Meeting of November 21, 2023

Hybrid meeting – held at Singing Arrow Community Center & via Zoom  
6:30 – 8:00 p.m.

### 1. Call to Order

President Andrew Lipman opened this hybrid meeting at 6:30 p.m.

#### **In Attendance:**

**Officers:** Andrew Lipman, Herb Wright, Linda Martinez

**Directors:** Julia Vertrees, Jerry Gallegos, Paul Yarrington, Brigid Conklin, James DeMay

**Member-at-Large:** Rusty Goetz

**Acting Secretary,** Member: Ann Harris Davidson

**Absent:** Howard Kimberly (excused), Jennifer Lopez (excused), Troy Hill

**Guests/Present:** Rebecca Bolen, City of Albuquerque Principal Planner; Hally Bert, City of Albuquerque Planner; Tim Gallegos, candidate for FHVA 2024 Vice President; FHVA Member Robert (Bob) Martinez

**2. Approval of Agenda:** Herb made a motion to approve the agenda; Julia seconded the motion. Andrew asked for an amendment to item 7.A (Unfinished Business: Update on Election Process) to include discussion about Membership Categories. With no opposition, the agenda was thus amended and approved.

### 3. Guest Presentation:

**3.A. Hally Bert, East Gateway Community Planning:** Ms. Bert shared detailed information about the City's Community Planning Area (CPA) Assessments concerning land use, zoning, business development, and safety. These CPA Assessments started in about May 2023, with Nob Hill being the first area assessed and with the East Gateway, which covers Four Hills Village along with other communities to its north and west (making a very diverse area) being the third to be surveyed. She stressed that the City is currently seeking public engagement and community input from East Gateway residents; full details are available online at <https://cpa.abq-zone.com/east-gateway>, with survey questions (specific to East Gateway concerning community identity; housing affordability & resources; business development; and the Tijeras Arroyo Multi-Use Trail) at <https://cpa.abq-zone.com/east-gateway-public-engagement>. There will also be three public focus group sessions, via Zoom, from 11:30AM to 1:00 on November 30 (on East Central Road Design & Economic Development), December 1 (on Safety in East Gateway), and December 8 (on Community Identity, Public Art, & Community Programming). Details about how to participate in these focus groups is given at the quoted links and by emailing [East-Gateway-CPA@cabq.gov](mailto:East-Gateway-CPA@cabq.gov), or calling Ms. Bert on 505-924-3459.

**Secretary's note:** This information should immediately be distributed widely to residents of Four Hills Village.

### 4. Approval of the FHVA Board Meeting Minutes of the October 17, 2023, Meeting:

Herb made a motion to approve the minutes of the October 2023 FHVA Board Meeting; Julia seconded the motion. Linda made an amendment to the minutes, asking that her Treasurer's report from that October 2023 meeting should include that the Board approved that the FHVA would be placing \$15,000 in three CDs. The minutes of the October 2023 Board Meeting were then unanimously approved with the amended addition. Once updated, these minutes may be posted on the Association's website at

## 5. Reports, as needed from Officers and Board Members

### 5.A. President, Andrew Lipman

**5.A.1 City staffer newly designated as the official representative for neighborhood associations.** Immediately preceding this meeting, Andrew had forwarded to the Board Members an email that he had just received from Doug Small, the Director of Public Affairs in the Mayor's Office. Andrew suggested that the Mayor should be invited to attend the FHVA's 2024 Annual General Meeting. Ann suggested that, as the email originated from the person designated as the official representative for neighborhood associations, it would be politically correct also to extend that invitation to Doug Small.

**5.A.2 Urban Enhancement Trust Fund Board.** Andrew, representing our City Council District 9, is the current Chair of this board but is term-limited. Thus, our District 9 needs a new representative on this board and Andrew asked the FHVA Board Members if they might know of someone who could appropriately serve on this Urban Enhancement Trust Fund Board.

### 5.B. Vice President, Herb Wright

**5.B.1 Arrangements for the 2024 FHVA Annual General Meeting (AGM).** As yet, no date or place has been booked for the FHVA's AGM, which, by Article IX, Section 2 of the FHVA's Bylaws, is to be held on the third Saturday in January (and, in the past, has been held at the Canyon Club). Cost concerns about holding the AGM at the Canyon Club, with breakfast for members paid for by the Association, have led to consideration of holding the AGM elsewhere, notably, at the Manzano Mesa Multigenerational Center. Unfortunately, Herb has had difficulty in getting responses to his outreach from the Manzano Mesa Multigenerational Center relevant personnel. Linda suggested that she could speak with Linda Sessa of the Canyon Club about the possibility of still using the Canyon Club. **Unfinished Business.**

**5.B.2 Nominations for Candidates to serve on the FHVA Board in 2024.** Herb introduced Tim Gallegos, who has agreed to stand as a candidate for Vice President of the FHVA in 2024. Some years ago, Tim served on the Four Hills Village Homeowners Association Board, including as its Membership Director. Herb knows of two other people who may be interested in serving on the FHVA Board, in, as yet, unspecified positions. The 2024 FHVA Board has currently lacks candidates for the positions of President, Vice President, Treasurer, Webmaster, Publications Director, and Government Affairs Director. Four of these positions (all but the Vice President and the Government Affairs Director) are currently held by Board Members who are term-limited in their positions. To date, there have been no meetings of any Nominating Committee. **Unfinished Business.**

### 5.C. Treasurer, Linda Martinez

The checking account has a balance of \$6,315.83.

Revenue received between September 1 and November 16, 2023, was \$782.23. Bills paid in this period totaled \$3,955.61 (which included, amongst other things, the annual insurance, printing and posting of the Fall Chronicle newsletter, and paying for the free shredding service).

The FHVA's current money market account balance is \$23,370.04. Of significance is that the total interest accrued has suddenly increased from \$0.20 a month to \$41.11 a month, with no explanation for this increase. Linda is trying to get more information about this change, specifically to determine whether this higher monthly amount should have long been paid.

## **5.D. Secretary, Jennifer Lopez**

Excused absence; no report. Andrew announced that Jennifer is providing a community service to the Torrance County VFW by serving its members a “Turkey Tuesday” early Thanksgiving dinner.

## **5.E. Membership Director, Julia Vertrees**

**5.E.1 2024 Memberships, totals to November 19, 2023.** Julia announced that, from online enrollments, there have been paid memberships (Continuing Members / CM) from 13 addresses, of which 9 paid the minimum \$25 and 4 paid more than that. From posted enrollments, paid memberships, each at \$25, have come from 3 addresses. There were no unpaid (Member of Record / MoR) enrollments.

**5.E.2 Issues.** Several memberships (including all three of the posted enrollments) were submitted in October on the forms for 2023 (or without a form), because the 2024 membership forms were not yet available.

Several individuals paid twice for 2023 and when queried stated that the intent was not for two individual memberships and that the second payment of \$25 should be carried over to 2024 (and thus they will be registered as individual CM for 2024).

Julia would like further clarity about the definition of memberships, as is to be discussed under Unfinished Business (Item 7.A), before she builds the 2024 membership database.

### **Unfinished Business.**

**5.E.3 Activities.** Julia has worked with Howard to learn how to access (with passwords) and manage online memberships and, having mastered this, the online membership records will now be the responsibility of the Membership Director.

**5.E.4 Mailchimp.** Julia noted that emails, via Mailchimp, to all members who have provided email addresses have been sent in this quarter (under the direction of the FHVA President) but the FHVA has not exceeded its usage limits. She is adding members to this Mailchimp email list as they register but will create a new list, uniquely for those registered for 2024, from January 1, 2024.

## **5.F. Education & Youth Affairs Director, Jerry Gallegos**

### **5.F.1. Update on APS November 2023 Board of Election (BoE) outcomes.**

Jerry reported the outcome of the recent APS BoE elections (though the results remain unofficial until the state canvassing board certifies them on November 28). Elections were held in only three of the seven APS BoE districts, in Districts 1, 2, and 4. (District 6, in which Four Hills Village falls and which is represented by Josefina/Josie E. Dominguez, was not on the ballot.) In only one of these three districts (District 2) was an incumbent BoE member, Peggy Muller-Aragón, running for re-election and she was defeated by newcomer Ronaldá Tome Warito, who, Jerry stated, is Native American and will be the first Native American to serve on the APS Board. Jerry noted that this is of some significance, given the Native American population in the APS and because, in 2018, the Yazzie-Martinez court case ruled that the state (through its Public Education Department/PED and thus its public school systems) was failing to meet the needs of certain specialty groups of students (notably, students of color, Special Education students, and English Language Learners). The two other newcomers to the APS Board are Janelle Astorga in District 1 and Heather Benavidez in District 4. (This will maintain an all-female, 7-member APS Board of Education.)

**5.F.2. Youth Affairs: shift in focus at the Canyon Club.** Jerry reported that, thanks to a relationship with Jeremy Dyche, a former tennis touring pro and the CEO and

creator of PRO Sports (<https://www.prosportsnm.com/about>) who has teamed with the Canyon Club to offer pickleball, tennis, and kids camps, the Canyon Club has expanded its outdoor court facilities and is making a concerted effort to have more of a youth and family focus. Jerry distributed to Board Members a “PRO Sports @ Canyon Club” flyer, which shows that this company’s activities at the Canyon Club are free for children under 18 in 2024.

**5.F.3. APS BoE Community Input Opportunity.** Jerry was unable to attend the APS’s public “community conversation” opportunity at Manzano High School on the evening of November 16.

#### **5.G. Webmaster, Howard Kimberly.**

Excused absence; out of town for Thanksgiving. No report.

#### **5.H. Parks & Open Space Director, Paul Yarrington.**

**5.H.1. Four Hills Village Traffic Study follow-up, new STOP signs:** Paul mentioned that most of us will be aware that the first implementation of this traffic study has been the installation of a 4-way STOP sign at the intersection of Stagecoach Road and Running Water, to slow traffic around the entrance to the Four Hills Park and to make it easier for vehicles to exit from that park. Rusty noted that there is also a new “No parking at drive” sign at the private driveway that is next to the (limited) parking at this park.

**5.F.2. On-going discussions about the parking area at the east end of Stagecoach Road.** Paul reported that City Open Space personnel are currently researching options possibly to expand the available parking at this entrance to the Manzano-Four Hills Open Space. This process will include discussions with nearby neighbors. Moving the gated entrance a little farther to the east is a possible option.  
**Unfinished Business.**

#### **5.I. Public Relations & Real Estate Director, James DeMay.**

James presented current (as at the day of the meeting, 11/21/2023) real estate data, specifically for Four Hills Village:

**5.E.1. Active Listings:** 9 in Four Hills Village at an average of \$199.18 per sq. ft. (with average square footage of 3,127 sq.ft.); with a low list price of \$425,000, a high of \$879,000, \$622,444 as the median, and 42 days on the market.

**5.E.2. Pending Sales:** 3 in Four Hills Village at an average of \$230.85 per sq. ft. (with average square footage of 2,366 sq.ft.); with a low price of \$465,000, a high of \$650,000, and \$550,000 as the median.

**5.E.3. Closed:** 3 in Four Hills Village at an average of \$219.43 per sq. ft. (with average square footage of 2,409 sq.ft.); with a low price of \$457,000, a high of \$599,000, and \$515,000 as the median, after market average of 33 days.

**5.E.4. Public Relations.** There was no public relations activity to report.

#### **5.J. Publications Director, Brigid Conklin.**

**5.J.1 Advertising Revenue for the Winter Edition of The Chronicle.** Brigid reported that, so far, for this edition of FHVA’s newsletter, businesses have bought three one-page advertisements, one half-page (back page) advertisement, and one quarter-page advertisement, for total revenue, to date, of \$800.

**5.J.2 Deadlines for articles for the Winter Edition of The Chronicle.** Brigid requested that FHVA Board members should submit their reports and articles for inclusion in this edition of The Chronicle as soon as possible, and certainly before

November 30.

### **5.J.3 Cost Savings with Postcard Use.**

With the Winter edition of The Chronicle due to include the ballots for the 2024 election of FHVA Board Members, it is not appropriate to send it to every address in Four Hills Village, but, in order still to solicit FHVA membership in 2024, and as a significant cost-saving measure, Brigid has designed a “membership recruitment” postcard that should be posted to the homes of non-FHVA members in Four Hills Village. **Unfinished Business.**

## **6. Premature Adjournment**

At this point of the meeting, it was 7:58 p.m. and the Singing Arrow Community Center's staff needed to close the facility, meaning that the rest of the agenda for this meeting could not be addressed. President Andrew Lipman suggested the need to hold a Special Board Meeting, rapidly, on Tuesday, November 28, at 6:00 p.m., at the Singing Arrow Community Center if its meeting room is available then, to complete the remaining important business. No Board Members dissented to the Special Board Meeting. Jerry Gallegos offered his home for the site of the meeting and Andrew gratefully accepted this offer, should the Singing Arrow Community Center's meeting room not be available.

Julia made a motion to adjourn the meeting; Bridget seconded it: the motion passed unanimously. President Andrew Lipman adjourned the meeting at 8:00 p.m.