

Del Webb Mirehaven
Neighborhood Association General Membership Minutes
March 2, 2020

- 1) Call to Order
 - a. Meeting was called to order at 5:34
- 2) Approval of minutes from September 30, 2019 Membership Meeting
 - a. Minutes were approved unanimously with name corrections. Moved by M. Shogry, seconded by C. Mogharreban
- 3) Intro from President Rivenburgh – overview of DWMNA and welcome to new members. Rivenburgh then introduced guest speakers, Jerry Worrall and Elaine Romero.
- 4) Speaker Jerry Worrall – Past President of West Side Coalition of Neighborhood Associations (WSCONA)
 - a. Overview - Worrall outlined the importance of the Neighborhood Association (NA) and its distinction from Homeowners Associations. Twenty-nine NAs belong to the Westside Coalition. Regardless of size, each NA has an equal vote: one NA, one vote. NAs maintain a close working relationship with local and state government. They also have a close working relationship with City Council. WSCONA focuses on regionally significant items, e.g. coalition works directly with politicians. Worrall encouraged Mirehaven residents to maintain our memberships in both the HOA and the DWMNA.
 - b. Q & A –
 - i. (Q) What was the outcome of the Poole property? (A) Runs adjacent to the Rio Grande river. Builder wants to split into two parcels so they can get around the Open Space requirements. Wednesday night update at the WSCONA meeting.
 - ii. (Q) Are banking services being brought to this area? No plans that he knows of. (A) We've wanted a post office for a long time, but still hasn't happened. Watch 118th and I40, there will be a new hospital built. An interchange will have to be built and retail services will be developed. West of us there are 40,000 acres that will be part of the Santalina Project.

- iii. (Q) Several Mirehaven Del Webb residents are experiencing major structural damage to their homes due to inadequate compaction of the soil. In your experience do residents have a venue for getting these structural damages satisfactorily and safely corrected other than turning to the Homeowner's Association or an attorney? Has WSCONA had experience working on such neighborhood issues?
(A) WSCONA has not, but Worrall has worked with Pulte on issues in his neighborhood. Was successful in working directly with Pulte/ then the developer. If Pulte is not being responsive speak with the Western ABQ Land Holdings and then Westside Coalition; they can then start weighing in on it.
- iv. (Q) What is the status of the homeless shelter? (A) Homeless Shelter is no longer happening on the Westside.
- v. (Q) Is WSCONA is considered a nonprofit? (A) Yes, for all practical purposes.

5) Speaker Elaine Romero – Policy Analyst, City Council District 1

- a. Intro and Overview – Romero worked for Ken Sanchez for 15 years. Sanchez was a very effective councilman and his death is a huge loss for the community. Romero will stay in her position until someone else is appointed to Sanchez's Council seat. She gave a public thank you to Worrall, not just as the immediate past NA president, but as a friend to Sanchez, Romero and the community. It is the mayor's responsibility to appoint someone to replace Sanchez until his term is up (2021). We should know who the appointee is within 2 weeks.
- b. Sanchez had been working with the DWMNA on the Tierra Pintada and Mirehaven Pkwy intersection and wanted to put a signalized system there, but the intersection did not qualify because of low traffic numbers at the time of the traffic study. DWMNA organized a petition to have the City Council reconsider a light and Sanchez was using that to draft a resolution for the light. His office was going to submit the petitions at the first of the year, but Sanchez's death halted the process – it is necessary to have a councilor to push a resolution forward and without one in place, it stalled. The discussion at the city level now is focused on putting in a roundabout at that intersection to calm traffic. Research suggests this might be a safer

solution than a light. Romero asked for feedback on that idea from Mirehaven residents. The city now has \$100,00 and can start the design of it. Money can be moved into it at the next legislative session to get things moving. If residents have feedback or questions, send an email to Romero at Eromero@cabq.gov or call 505-768-3183 and she will forward to the department of Municipal Development.

- c. Sanchez and Romero worked with DWMNA Board closely and with our City Engineer to solve some of the Mirehaven Del Webb development complaints (e.g., fugitive dust) to make sure that Pulte is complying with regulations. Romero said to get in touch with her if we need help with talking to Pulte about our major structural issues.
- d. There is a hospital planned for the Westside – It will be in a Tax Increment District (TID). Ken started working on this 10 years ago. Hospital is critical to open purse strings for other projects (incentives) will not be released without a hospital.
- e. Q&A –
 - i. (Q) We need a post office, is there any movement on building one closer to Mirehaven. (A) No movement to date, but it's a federal issue. We should reach out to the fed representatives rather than city council.
 - ii. (Q) In light of more crime on the Westside of the River, cars stolen, response time, etc. what is the status of law enforcement on the Westside? (A) Sanchez has been working very hard to increase the number of officers on the Westside. We now have two substations. But we need more police officers. If you see something that is troubling, call 242 cops – call no matter how small a crime. If it is an emergency call 911. Worrall suggested a neighborhood patrol with a bubble and side signs on the car. A grassroots neighborhood effort was started in his neighborhood and crime was reduced to 0. For more information on how to start a neighborhood patrol contact Jerry Worrall.
 - iii. (Q) What is the city's responsibility in giving permits to builders? For example, as part of the permit process, does the city oversee and check that the proper compaction has been done by the builder, and thereby sign off, just as a Fire Marshall has to sign off on completed work? Who is

responsible for the oversight and follow up of the permitting process? What happens if it is determined that proper compaction of the soil has not been done? Which office would handle that? (A) Code enforcement questions – impacts all of us. The City does sign off on all permits. When they are signed off on, depending on the issue, the city has only so much authority, but let's talk offline so we can look specifically into your problem. Group will follow up directly with Romero.

- 6) Nomination and Election of DWMNA Board Members – 5 seats open
 - a. Candidates, one minute to speak – each candidate was invited to give a brief presentation on their experiences and their vision. The candidates were Anita Gandy, Janet Malta, Rorik Rivenburgh, and Margaret Shogry. There was then a call to nominate from the floor. Nomination from the floor was Bob O'Malley. K. Porter asked that all 5 be accepted by acclamation. B. Daney seconded. All 5 were voted in by unanimous acclamation.
- 7) President's Report
 - a. Written report was submitted. Attached.
- 8) Treasurer's Report
 - a. We currently have 3,643.32
 - b. We are going to donate for the Diabetes Association in memorial of Ken Sanchez
- 9) Membership Report-
 - a. 2019 – 180 members total; modest growth
- 10) West Side Coalition of Neighborhoods Report
 - a. Written report attached
- 11) Old Business
 - a. DWMNA pays for APS background check – if you volunteer at any of the schools we pay for your background check.

- b. Fugitive dust update – DWMNA continues to work with Montoya who contacts Pulte when there is a concern. Call 311 if you see dust flying this spring. Be persistent in your phone calls.
- c. Construction work hours typically run from 6am to 10pm. In our area, its 7 to 7. It's a concession made by Pulte. On Sundays, they are not supposed to do outside construction; they try to put the workers inside rather than on the outside structure.

12) New Business

- a. Cathy Carter spoke about web page development using Mailchimp. Up to 2,000 outgoing mails are free. We will need to have someone enter all of the email addresses. We will also build a very simple website for information sharing. The DWMNA Board will make a decision about when we'll get it up and running.
- b. Town Hall Recap - Double Eagle airport expansion. Osprey flying low and overhead, Heliport, training center. Proximity to us could create problems for us. Changes occurring in the Petroglyph Monuments now that we have a new Superintendent for PNM, Nancy Hendricks. We will invite her to our next meeting.
- c. Resident questions & comments
 - i. 1) B. Anderson suggested that we keep pushing the light at the intersection because the NA Board worked so hard on getting signatures.
 - ii. 2) Do we need to change our position? No, we can work with the city to have a result.
 - iii. 3) Anyone who has damage in their house please come and see Basia Daney.

13) Next board meeting was set for June 14, 2020 at 5:00pm.

14) Meeting was adjourned at 6:50

Respectfully submitted by C. Mogharreban