

Del Webb Mirehaven Neighborhood Association
Annual Meeting Summary/Minutes
September 17, 2023
DWM Amenities Center

APPROVED

Board Members present: R. Verble, J. Hulburt, M. Shogry, M. Thomas, J. Kelley, M. Hine
Board Members absent: N. Pandit, B. Johnson

- Call to Order - The meeting was called to order by President R. Verble at 4:05 pm.
- Approve minutes from March 19, 2023 general membership meeting - It was requested that minutes be read into the record, which President Verble did. There was a motion and a second from the floor to approve the minutes, motion passed by unanimous vote.
- President's report -

Traffic Circle update: the City of Albuquerque is currently working on selecting a contractor for the construction. There are currently no firm start dates but it is anticipated that the project will commence this fall or early winter, with 4-6 months projected for construction. The traffic circle will include separate crossings for pedestrians and cyclists. The Neighborhood Association (NA) will stay in touch with City contacts as fall season progresses.

Bank and Financial Status: The NA bank account has been successfully moved from the previous account at US Eagle to the Bank of Albuquerque for better service and minimal service charges. In the process we learned that we are required to apply to the IRS for non-profit status. The 501(c)(3) status was secured in July after diligent work by Board members R. Verble, J. Hulburt, and M. Thomas. We now have to register with the State of New Mexico Tax and Revenue Department and with the Secretary of State, which we are in the process of doing.

Open Interim position on NA Board: President announced that due to the resignation of Board Member Tutlewski, there is currently an open position on the NA Board of Directors. This position can be filled by Board appointment until the next election, and that person can run for election at that time. He noted that the Board meets monthly for an hour and a half, asked that interested persons contact him in person or email him at dwmnanm@gmail.com.

Transition Committee update: President instructed members on how to access Transition Committee report on the Del Webb Mirehaven website. Go to Transition Reports and Findings, TC Recommendation Status. Ken Schlindwein, HOA Board member who was present reported that there are 40 items on the report; look at columns 2 and 6. Green = resolved, Red = remains in discussion. If anyone has questions on Transition items, submit questions to HOA Board of Directors via email to Julie Karl. She will forward to BoD and TC, who will respond by email from Julie Karl. When asked about a timeline for Transition, the response was that there is only one house that is not yet closed, negotiations can continue after last house is closed on, work to resolve items will continue.

- Vote on By-law changes - President Verble explained the changes and the reason for proposed changes. The City Council amended the Neighborhood Association Recognition Ordinance (NARO) that removed language requiring payment of dues for ability to vote. All NA By-laws are required to conform to the NARO. Proposed By-laws changes remove language requiring that, and instead designate that the privilege of voting is open to anyone who has applied for membership by submitting a membership form. President Verble stated that donations are allowed and appreciated to help the NA meet their expenses. A question was raised regarding whether the State of New Mexico has similar requirements for tax exempt status that the Federal government has (re: requirement for 501(c)(3) status. President Verble responded in the affirmative, that he is working with the State to file required information. M. Shogry moved to approve the draft amended By-laws to accommodate changes in the NARO regarding collection of dues for membership and ability to vote. The motion was seconded by M. Hine, and was approved by a unanimous vote.
- WSCONA report - Jean Kelley and Martha Hine reported that WSCONA (West Side Coalition of Neighborhood Associations) recently took a stand against approval of an application to the NM Public Regulation Commission for a Liquid Natural Gas facility to be located in Rio Rancho, proposed by New Mexico Gas. The reason for this proposal is to avoid what happened in massive Texas power failure, so that New Mexico Gas can have natural gas readily available and close by if it's needed. \$181 million is the proposed cost which will be passed on to local consumers. There is already a 10% rate hike proposed for next year which has nothing to do with this project. The location is a major concern, as it is not far from a high school, neighborhoods, businesses, etc. Other such facilities are located under ground or far from development, and have been known to explode. WSCONA is working with our State Legislators, although the case is before the PRC, a board filled by appointments from the Governor. We (our NA) are collecting signatures on a petition being circulated in the meeting today opposing this facility for reasons of location, safety and justification for a rate hike, no financial benefit to consumers.
- Neighborhood Watch update - R. Verble stated NA objectives for this project are to 1) expand the number of groups in DWM, 2) map the community, 3) establish coordinated communications among Block Captains, and 4) build strong relationships with Albuquerque Police Department (APD). J. Hulbert reported that all four phases of our community are fully developed. New Watch groups were established on Bates Well, Granite Mountain Loop, and Wind Caves Way in Phase 2. If anyone wants to get one started on their group, the NA can/ will help you get organized. Phase 1 has 2 groups on Cebolla Creek Way, 2 on Bear Lake Way; Phase 3 has one on Rock Creek Trail; Phase 4 has none yet, it's the newest section. A question was raised that she was talking to neighbors who had incorrect information; how can we let people know what the facts are? RV and JH suggested putting our maps on our website, or see if maps could be left at front desk or post on a bulletin board, or ask RV or JH or any other board member personally. Another question was whether we had picked up any ideas from other NA's, to which JH responded that we've just been working with the APD contact who also works with all other NAs in the NW quadrant of the City. Last question was

how does one get started if so inspired. RV responded that one should talk to your neighbors to gauge interest and then contact Randy Verble. He will pull a meeting together which will include APD. All information will be shared with APD and your Neighborhood Watch will be off and running (no actual running required). President Verble distributed “Benefits of starting a Neighborhood Watch group” hand outs for people to take home and think about. His contact information is on the hand out.

- Questions and Answers -

When will gates be closed? One house left on Cougar Creek, once that is closed on, the gates will be closed.

- Closing Comments - President Verble closed by saying that we are all looking forward to the Developer moving on so that we can have more control of our community. Along with that autonomy comes responsibility to contribute to our community if/when/where we can. 40+ interest groups are currently active, plus a number of other community efforts happening. Lots of volunteering happening. We are blessed with significant skills and abilities, have so much to share. So please consider volunteering in some capacity in the future; it's good for all of us.
- Motion to adjourn - M. Hine moved to adjourn; seconded by J. Kelley. Approved by unanimous vote.