COLINAS DEL SOL HOMEOWNERS ASSOCIATION
SUMMARY OF ZOOM DISCUSSION WITH SPUR RANCH ROAD ASSOC.
April 23, 2024

At the April 4, 2024 CDS Board meeting, it was suggested that the CDS HOA Board make contact with the Spur Ranch Road Association to discuss how their association functions and future consideration that CDS residents voluntarily become part of their Association. Kurt Burk volunteered to contact SRRA. Jim Leipold, the SPRA Secretary organized a 6:00 pm Zoom meeting and invited members of both Boards.

Members in attendance:

CDS HOA: Howard Dittmer - President, Sandy Aldern - Secretary, and Kurt Burk - Treasurer
SRRA: Mike Schlumpberger - President, Jim Leipold - Secretary, John Schnase - Member

Discussion:

Kurt and Howard gave a brief review of the purpose of the meeting request.

Mike Schlumberger briefly described the dues structure for the residents of Spur Ranch which includes 5 HOAs and several unafilliated residences. New Mexico law requires any person using a private road to pay for maintenance of the road in proportion to how much of the road they use. SRRA has the right to request payment but has not taken efforts to enforce payment by Spur Ranch residents they know use the road but do not contribute. He suggested that many services providers to CDS also use Spur Ranch Road as access to the community.

SRRA continues to work with the County in regards to paving Spur Ranch Road. They have been advised that Spur Ranch is on a short list of five roads being considered for paving; however, the decision process is slow and any action might not happen for 2-3 years.

Jim Liepold explained that the residences from Hwy. 285 to the railroad tracks pay an amount that is slightly lower than the residences from the railroad tracks to Compadres. Participation from residents varies. There is also a different annual fee for the owners of undeveloped lots.

In 2023, SRRA had a capitol improvement campaing requesting a voluntary donation from residents to make needed improvements to the road that would help maintain grading quality for longer periods of time. Enough donations were raised from the residents on the east side of the railroad tracks to make the improvements needed on

that side. The residents on the west side of the tracks failed to sufficiently participate so the road continues to be graded per the annual SRRA fee agreement.

SRRA operates on a budget of approximately $32-36,000 per year and is trying to build reserves. The road requires 4-5 gradings per year. Current dues are $400 for residents east of the railroad tracks and $600 per year for residents west of the railroad tracks. CDS residents would be included with residents on the west side.

There was some discussion regarding the current status of Compadres and the recent grading completed by the Millers. It is unknown if the Millers will continue to maintain the portion of road they are required to maintain as this is the first time in seven years they have provided grading per their County mandate. Howard Dittmer shared that CDS has agreed, as an HOA, to provide grading on Compadres for the 2023 year from Salida Terra Bello to Spur Ranch.

The possiblity of CDS residents contributing to SRRA was discussed. This option would be an individual resident decision as fees or responsibility for road maintenance outside the boundaries of the HOA is not included in the HOA documents. Howard Dittmer explained that the HOA members agreed to the maintenance plan for a period of one year while the road situation was further researched. Any information and suggestions will be presented to the membership for additional discussion.

Jim Liepold offered to provide Howard Dittmer with the minutes from the last SRRA Board meeting and more information on the fee structure.

The meeting concluded at 7:00 pm.

Summary prepared by Sandy Aldern, CDS HOA Secretary