

Sonoma Ranch South Board Meeting Minutes  
May 20, 2022

In Attendance: Donnell Bell, Glen Benefield, Cathy Short, Adolf Zubia

1. The SRSSOA board met at the Sunset Grill. President Adolf Zubia opened the meeting at 11:13 a.m. A roll call determined all board members were present, which constitutes a quorum.

**2. Approval of March 9, 2022 minutes:** Adolf Zubia called for discussion and approval of the March 9, 2022 minutes. There was no discussion and Treasurer Cathy Short made a motion to accept, Vice-President Glen Benefield seconded. The motion carried.

**Action Item:** Secretary Donnell Bell to contact webmaster to replace draft 3/9/22 minutes with approved on the SRSSOA website.

**3. Board Members Reports:**

**President:** No report

**Vice President:** No report

**Treasurer:** No report

**Secretary:** No report

**4. Old Business:**

**a. No Exit Sign on Golf Club Road:**

At the board meeting in March, the board took action to remove, but later asked the staff to hold off, after conducting its own study. After review and discussion, it was determined the No Exit sign is not being removed. Vice President Glen Benefield made the motion not to remove the No Exit sign on the premises. Treasurer Cathy Short seconded. Motion carried.

**b. Covenant and Design Review Policy Clarification and formal adoption by the board.** (see attachment for complete policy).

**Only exterior surface materials in desert tone colors (including tones of brown, tan and rose) shall be used for any residence accessory structure, wall or fence.**

**Policy 2022-04 (Satellite Dishes)**

**to the extent reasonably possible, underground or within an enclosed structure and shall not be visible from the street.**

## 10) FLAGS/PENNANTS

**No flags or pennants may be used in the subdivision on homes or lots without the approval of the Design Review Committee.**

An offending resident will be apprised of this policy.

Adolf Zubia made a motion to approve the policies. Glen Benefield seconded. The motion carried. The new policies will be placed on the website.

### 5. New Business:

**5a. Prospective board members:** Adolf Zubia invited two prospective board members to the meeting. They did not attend. The board took no action on adding board members at this time.

### 5b. Landscaping Contract:

The SRSSOA board is reviewing Extreme Landscaping's three-year contract with the potential for extending it or going out to bid. Final action or direction by the board should be taken by the board this summer as final action is required no later than 2022 annual meeting. Need to ensure the correct landscaped island has been identified on Sonoma Ranch Blvd (Fire Mountain South) for the subsequent contract.

**5c. Action Item for Glen Benefield:** Determine if trees in the island are dying or just need to be trimmed back. The board has insurance funds (reimbursement) money in the event they need to be replaced. Discuss with Extreme if any actions are needed before contract renewal.

### 5d. Noncompliant AC Residences:

In February 2020, several residents (approximately 40) in the HOA were found to be out of compliance with our covenants as far as their air conditioning units' visibility from the street. The SRSSOA board sent out letters to noncompliant residences for the past couple of years, the last letter in November of 2021. Most of the residents complied with the HOA's request, however, five (5) remain out of compliance.

For that reason, the board discussed placing a letter in the Dona Ana County Clerk's office to provide a public record of noncompliance with the specific violation issue as follows:

The air conditioner unit on your residence roof is not in compliance with your SRSSOA's covenants. The specific provision in your covenant is as follows:

. . . “Evaporative or **refrigerated air cooler(s)**, if erected or maintained on the roof of any premises, **shall be effectively screened or otherwise hidden from view from any public place** or adjoining lot as determined by the Design Review Committee (DRC).”

Discussion on whether to proceed with placing a notarized letter in the Dona Ana County Clerk’s Office. Adolf said residents should be notified that this letter is in their file, and if the air conditioning unit is screened/and/or brought into conformance to let the board know, and said letter will be removed from the county clerk file. Note: (This action will make it more difficult to sell a home that is not in compliance with their covenants.)

Regarding the noncompliant air conditioning units, Donnell Bell made a motion to place a letter in a file at the Dona Ana County Clerk’s Office. Glen Benefield seconded. Motion carried.

**Roundtable discussion:** Adolf requested the board to talk to neighbors to inquire whether they have any SRSSOA residents who would be interested in serving on the board.

The board discussed inquiring whether we can have the annual board meeting at Temple Beth-el for 2022.

**Reimbursement:** The board made a motion to reimburse the HOA president for printer toner for \$90.82. Glen Benefield made the motion, and Cathy Short seconded. Motion carried. Submitted to Charlene for reimbursement.

The meeting was adjourned.

Respectfully submitted,  
Donnell Bell  
SRSSOA Secretary

## **Covenant and Design Review Policy Clarification and formal adoption by the board.**

### **Policy 2022-03 Residential Exterior Paint Colors**

II H. All buildings constructed in the Subdivisions shall be frame and stucco, adobe, rammed earth or other such surfaces and material as may be authorized by the Design Review Committee. Brick and wood siding are not acceptable surfaces. Garages, carports and permitted accessory buildings shall conform in material and design to the dwelling to which they pertain. No metal storage building shall be allowed on any lot unless fully shielded and screened from view from any street and any other lot either abutting or otherwise.

**Only exterior surface materials in desert tone colors (including tones of brown, tan and rose) shall be used for any residence accessory structure, wall or fence.** The construction of each building must comply with the New Mexico Uniform Building Code or the Building Code enforced by the City of Las Cruces.

The following language from the design standards:

“The primary areas of concern addressed by these Design Standards are site development, Architectural character, and landscape appearance, especially as these relate to harmonious relationships with the existing terrain and among neighboring homes. In general, the goals are to minimize harsh contrast in the landscape, to reserve pleasing and significant natural systems and to encourage architecture appropriate to this unique environment.”

### **Policy 2022-04 (Satellite Dishes)**

Design Review Committee’s (DRC) covenant/design standards interpretation on determining action to be taken in evaluating the location and placement of Satellite dishes.

SRSSOA covenant current language:

#### **8) ANTENNAE, EQUIPMENT, PIPES, UTILITY, LINES, AND TRANSMITTERS.**

A. Pipes for water, gas, sewer, drainage, or other purpose, and wires, poles aeralis, antennae, satellite dishes and other facilities for the transmission or reception of audio or visual signals or electricity, and utility meters or other utility facilities, such as solar equipment, shall be kept and maintained, **to the extent reasonably possible, underground or within an enclosed structure and shall not be visible from the street.** Any items that cannot meet those

requirements shall be subject to the approval of the Design Review Committee. No transmission towers or microwave equipment shall be erected or placed on the property.

### **POLICY STATEMENT:**

The Design Review Committee (DRC) and the SRSSOA board have approved and adopted this policy to uniformly and consistently determine if a residence is or is not in compliance with covenants regarding limiting the visibility of satellite dishes.

The DRC will recommend Satellite dishes shall be hidden as reasonably possible. This can be done by limited the number of Satellite dishes per residence, removing visible Satellite dishes, placing them at the rear of the residence roof, if practical.

The property owner will be required to take appropriate action to comply with the covenant.

### **Policy 2022-005 (SIGNS AND FLAGS/PENNANTS)**

**Design Review Committee's (DRC) covenant/design standards interpretation on what is approved by the Design Review Committee.**

**SRSSOA covenant current language**

### **9) SIGNS**

No billboards or advertising signs of any character shall be erected, placed, permitted, or maintained on any residential lot or on any building erected thereon, other than one (1) name place of the occupant of any residence upon which his or her professional or occupational title may also be added, and provided no such sign or name place shall exceed a size of one square foot, and no such sign shall be lighted. Provided, however, that permission is granted for the erection and maintenance of not more than one signboard to each building site during the course of construction of a new single-family dwelling and upon its completion, during the course of its initial sale, or resale, which signboard shall not exceed forty-eight (48) square feet. Notwithstanding anything herein contained to the contrary, nothing herein shall be construed to prevent the Developer from erecting, placing or maintaining sign structures and offices as may be determined necessary by the Developer to promote sale and development of lots or properties within the subdivision.

### **10) FLAGS/PENNANTS**

No flags or pennants may be used in the subdivision on homes or lots without the approval of the Design Review Committee.

**POLICY STATEMENT:**

The Design Review Committee (DRC) and the SRSSOA board have approved and adopted this policy to uniformly and consistently determine if a residence is or is not in compliance with covenants regarding SIGNS, FLAGS/PENNANTS.

No signs shall be allowed, except as approved by the DRC. The DRC understands or believes that the initial intent of the Covenants was not to allow political signs (small candidate signs) that crop up during election time. The DRC has not enforced this provision of the covenants and anticipates not doing so in the future, provided the signs are placed and removed in conformance with City policies.

If signs/flags/ pennants are not approved, the DRC will require all residence to remove all unapproved signs/flags/pennants. This policy also applies to inappropriate or vulgar sign/flag/pennant as determined by the DRC.