

SOLEDAD CANYON HOMEOWNERS ASSOCIATION (SCHA) GENERAL MEETING MINUTES
Held June 4, 2005, 5:30pm-6:30pm, at the Talavera Substation of Las Alturas Fire Station

Meeting called by: SCHA Membership
Type of Meeting: Potluck dinner

Next Regular Meeting: Early October 2005

I. Potluck dinner: SCHA Members

Summary of discussion, outcomes and next steps:
Turnout for this event was great! About 40 to 50 members of the community joined together to enjoy a sumptuous buffet of fried chicken, brisket, veggie dishes of every type and desserts too numerous to list (the key lime pie sure went *fast*). During the potluck, many neighbors were able to catch up with each other and several new residents introduced themselves. From the SCHA membership to the members and residents who attended – thanks to everyone who contributed to making this event a huge success! We anticipate holding the next SCHA potluck dinner in six months.

II. Greetings and Nomination of New SCHA Secretary/Treasurer: Al Vickers, SCHA President

Summary of discussion, outcomes and next steps:
Stephanie Charitonenko expressed interest in serving as Secretary/Treasurer and was duly elected unanimously by the members. She explained that although she is a new resident of the community (arrived from Tampa, FL in February 2005), she brings over a dozen years of banking and finance experience to the position, serving as Treasurer for her last homeowners association. She also runs a local small business offering financial planning and tax preparation services. She closed her acceptance speech by noting she is highly dedicated to public service and will strive to serve the members of her community to the best of her ability as SCHA Secretary/Treasurer.

III. Flood Area Survey: Paul T. Dugie, Doña Ana County Flood Commission Director

Summary of discussion, outcomes and next steps:
• **Objective(s):** The Flood Commission Office is in the process of completing a flood study in our area. The purpose of the flood study is to make the Flood Insurance Rate Maps (FIRMS) as accurate as possible. The flood study will impact many residents in our area, by either taking their property *out* of a FEMA Special Flood Hazard Area or placing it *in* a FEMA Special Flood Hazard Area.

- **Current Status:** Draft findings are available for public review and comment at the Flood Commission office in Las Cruces.
- **Next Steps:** FEMA and the county will now verify the findings and prepare a preliminary map by October 1. At that time, any property owner who has scientific data that challenges the study finding can submit such data as a challenge to the designation on the map. This challenge period will last for ninety days from October 1. Once all challenges are reviewed and either accepted or rejected, the final map will be drawn and certified. Once certified the results will be sent to the banks and mortgage company's that hold government backed loans. Those companies will notify the home owners that flood insurance is needed to protect their property and the assets of the loan.
- **For More Information:** To view the current map, obtain additional information or ask questions, contact the Office of the Flood Commissioner at 647-7256.

IV. Formation of SCHA Park Committee: Al Vickers for Karen Perez, SCHA Vice President

Summary of discussion, outcomes and next steps:
Paul Curry Development has donated two acres of land adjacent to the fire station to SCHA in order for a public park to be established. A committee is being formed to plan and design the park in order to make it functional by some time in 2006. Volunteers on this committee are needed! Your ideas and time spent on this committee can help make a lasting contribution to the community. Please contact Karen Perez at 522-3221 to get involved in this important effort.

V. Other Matters – Bike lane, USPS, Dorada Place Development, ARG, etc.: Al Vickers

- **Bike Lane:** Has been funded by the county and is coming by the end of the year – per Paul Curry's statement at the meeting. The bike lane will run the entire length of Soledad Canyon Road.
- **USPS Cluster Mailboxes Available:** The USPS has agreed to install free-of-charge cluster mailboxes at the ends of roads intersecting Soledad

Canyon Rd. if all of the homeowners on the street agree. Also one of the homeowners on the corner of Soledad Canyon agrees to have the USPS mount the box on a part of their property. Please contact the central post office in downtown Las Cruces for forms and process. They are eager to do this, because it is cheaper for them and helps incent their carriers to service our area.

- **Dorada Place Development:** FYI, this is a new sub-division of 27, approximately two-acre home sites. There was some concern expressed by members that the arroyo feeding into that area will cause some flooding in the development.

- **Association for Regulated Growth (ARG):** This a newly formed group comprised of area homeowners associations. ARG is dedicated to controlling development within the Doña Ana County area. To date we have not committed to join this group. If anyone is interested in the program, please contact Al Vickers at 521-1220.

- **Formation of SCHA By-Laws Committee:** This group, which is open to any interested resident of the area, will meet to discuss the potential of creating a set of association by-laws. The growth in the community and the constant need to protect our property rights, inform the residents, and respond to changes in the area planned by developers and county government has sparked the interest in this endeavor. The committee will meet in June, study and review the issues involved, and most likely produce a document for review by the entire membership at the next general meeting in October. If anyone is interested in participating in this committee, please contact Al Vickers at 521-1220.

- **Introduction of new Undersheriff: Chuck Franco by Paul Curry.** Chuck mentioned that

there are two new programs that have been initiated by the sheriff's department. One is Targeting Neighborhood Threats (TNT) and is aimed at responding effectively to petty crimes so that crime will not escalate. In all, there are 22 city and county officers responding county wide problems that need immediate response. In addition, the STEP Program is aimed at enforcing traffic laws and officers are constantly monitoring traffic to deal with speeders when necessary. Deputies monitor traffic daily on Soledad Canyon Road and Dripping Springs Road.

- **Update on the Talavera Substation of Las Alturas Volunteer Fire Station: Chief Arnold Diaz.** Architects are finishing up plans to expand the fire station with two more bays in order to house the station's equipment. This expansion has been supported by both NM State Senator Lee Rawson and NM State Representative Joseph Cervantes. The station is also looking for volunteers (EMS, fire fighters, and administrators) to meet every Thursday and help out the all-volunteer fire station management and operation. Please contact Arnold Diaz at 496-3907 to help out in this critically important work.

- **Your Comments and Inputs Requested: Stephanie Charitonenko, SCHA Secretary/Treasurer.** Since this is the inaugural issue of the SCHA Minutes/Newsletter, your comments and inputs are requested to help make future issues useful to you and inclusive of all the latest information community members should know. If you have suggestions on how to improve newsletter format or content, or you would like to suggest community news items to be included in the next issue (new issues expected every three months, in line with our SCHA meeting schedule), please send them to me at Charitonenko@direcway.com. Thank you for your support!