

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: SPECIAL BOARD OF DIRECTORS MEETING

DATE: 6 January 1992

PRESENT: Howard Ellis, Dan Picaro, Ira Cohen, Rich Culpin,
Sean Gilligan and Pete Stanton

LOCATION: John Patterson's Office

PURPOSE: To review foreclosure suit situation in order to determine whether disclaimer should be filed.

DISCUSSION: John Patterson met with City Attorney with favorable results. The City considers the Master Plan for Estancia Primera as the binding document for future development in Estancia Primera; therefore, even though any future developer may want changes, these changes would have to be approved and hearings held with the public. It was agreed that John Patterson would include in a letter forwarding a copy of the Disclaimer, a request from the EPCSA that any future developer must consider the existing Architectural Restrictions and the Covenants and Restrictions as applicable. Mr. Patterson indicated that this would be more of a political position than a legal position.

The Club House was then discussed and Mr. Patterson indicated that the filing of the Disclaimer would release any claims the EPCSA might have regarding the facility. He indicated this might be the right decision since, if future developers would expand the facility, present owners might have the right to choose whether to belong or not. During John Patterson's meeting with the City attorney, the attorney indicated that the Master Plan calls for a facility sufficient to satisfy approximately 270 residential units. The City might require the future developers to satisfy this requirement. Sean Gilligan proposed that it might be prudent for him to occupy the building as he was doing a year ago, as representative for Bush. This would keep occupancy until the RTC completed the foreclosure, and would relieve the EPCSA from expending any further expenses and yet keep the building occupied. The recreational facilities would be closed.

Pete Stanton made a motion which was seconded by Dan Picaro and unanimously approved by the Board, that John Patterson submit a Disclaimer on behalf of the EPCSA. The Board of Directors was given authority to go forward with a Disclaimer by the Membership at the Special Meeting of the Membership on December 28, 1991 assuming that the City would be friendly to the Association.

John Patterson plans to talk with the RTC lawyer on January 7, 1992, or as soon as possible thereafter, to discuss the Club facility and schedule for foreclosure.

The Board also discussed the dues situation once the Club facility is no longer under the responsibility of the EPCSA. The Budget would have to be reviewed and the dues modified accordingly. No action is planned until a firm position is provided by John Patterson. It was recommended that all members pay the first quarter installment.

Based upon the present situation, discussion proceeded regarding the future of the EPCSA. John Patterson indicated that he did not know if the EPCSA would have to continue. Pete Stanton indicated that he felt strongly that the EPCSA should remain an existing and functioning body in order to insure that the Covenants and Restrictions are enforced as applicable. Any change would be in the future.

Howard Ellis indicated that we should make a survey of the common areas as they apply to the developed tracts to insure that they have been conveyed to the EPCSA or to the specific developed tract. In the case of Cumbra Vista, Cumbra Vista has never been legally annexed into the EPCSA. John Patterson suggested that steps be initiated to accomplish this.

There being no further business the meeting was terminated.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

21 January 1992

AGENDA

1. Approve minutes of December 17 and January 6 Meetings
2. Treasurer's Report
 - a. 1991 Summary
 - b. 1992 payments - call for first quarter fees
3. Old Business
 - a. Status of RTC foreclosure suit
 - 1) Developer's response
 - 2) Information from our attorney
4. New Business
 - a. Northeast Homeowners Associations meeting - appoint a temporary delegate
 - b. Determine criteria standards necessary to call for snow removal
5. Miscellaneous Information

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING
DATE: 21 January, 1992
PRESENT: Howard Ellis, Dan Picaro, Rich Culpin, and Pete Stanton
LOCATION: EPCSA Clubhouse

Treasurer's Report: Ira Cohen was out of town. He provided a year end financial statement with balances in the Working Account \$4,203.07 and in the Reserve Account \$5070.87.

Old Business: Pete Stanton still needs to investigate a Post Office Box for the Association, which will be taken care of this week.

No information was available from John Patterson regarding discussion with RTC attorney. Sean Gilligan talked to Bush last week and the information does not appear to change the status of the foreclosure suit as applies to the Association.

New Business: A meeting of the Northeast Homeowners Associations is scheduled for February 3, 1992. Dan Picaro, our representative, will be out of town so has asked for someone to attend in his place. No decision at meeting

Snow removal criteria was reviewed. Sean Gilligan at our request arranged to have our roads plowed after the last snow. The bill was approximately \$400, which the Board members thought was excessive. Dan Picaro will check with his landscaper to find out if we can get an hourly quote to reduce the expense in the future. This subject will be discussed again at the next meeting after additional information is available.

humpkin

CULPIN

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

4 February 1992

AGENDA

1. Approve minutes of January 21 Meeting
2. Treasurer's Report
 - a. 1991 Summary
 - b. 1992 Fees received to date
 - c. Snow removal bill (Excessive?)
3. Old Business
 - a. Status of RTC foreclosure suit
 - 1) Developer's response
 - 2) Information from our attorney
 - a) Discontinue collecting rent from Gilligan
 - b) Change utilities back to Gilligan (Sean to change the locks?)
 - b. Status of postal box
4. New Business
 - a. Review new 1992 Budget and decide if a partial refund of fees already paid needs to be made
 - b. Modify insurance policy - no longer cover Recreational Facilities
 - c. Information memo needs to be sent to membership
5. Miscellaneous Information
 - a. Letter from City Engineer regarding Master Drainage Contract

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: 4 February 1992

PRESENT: Howard Ellis, Sean Gilligan, Ira Cohen, Rich Culpin, and Pete Stanton

LOCATION: EPCSA Clubhouse

Treasurer's Report: Ira Cohen provided a financial statement with a balance of \$13,760. in the working account and \$5,087. in the savings account. He indicated most of the delinquent accounts have been paid up. Approximately three Homeowners have yet to pay up. He will take further steps to follow up. He also presented a budget which takes into account closing the Rec Center. The dues would be reduced from \$60./month to \$30./month.

Old Business: Pete Stanton investigated a Post Office Box for the Association and indicated a private box at DeVargas Mall would run between \$8.50 and \$10.50 per month and a box at the Main Post Office would run \$35 per year, however requires a 3-4 week wait. The Board chose the Main Post Office option. Pete Stanton will place the Association name on the waiting list.

No new information was available from John Patterson regarding discussion with the RTC attorney.

The Association has stopped collecting rent from Sean Gilligan as of February 1, 1992 and has turned over all utilities and telephone services. Sean may change the locks.

New Business: If the new budget is activated, some refunds will have to be made to those Homeowners who have paid more than \$360. for 1992.

If the decision is made not to continue with running the Rec Center, the insurance policies will have to be modified which will result in some reimbursement. Also, a newsletter to the membership will be appropriate to present all the changes.

A proposal was made by Sean Gilligan, that the Association could continue to operate the Rec facilities (tennis court and pool) supported financially only by those Homeowners specifically interested and willing to defray the expenses. Sean indicated that Bush would probably not object and will discuss it with him. Howard will pose this proposal to John Patterson to obtain his position. Further action will be taken to study the proposal upon the above results.

A letter was received from the City Engineer directing the ESPCSA to comply with the Master Drainage Contract. This request is not in line with our recent discussions with the City, and John Patterson called the City, whose representative agreed that the letter was out of line. John Patterson prepared a letter responding to the City request which will be reviewed by Howard prior to forwarding.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

10 March 1992

AGENDA

1. Approve minutes of the February 11 meeting
2. Treasurer's Report
 - a. 1992 Fees received to date
 - b. Cancellation of insurance
3. New Business
 - a. Road maintenance in the subdivisions
 - b. Need to have title search to determine ownership of subdivision roads
 - c. Establish Board policy regarding blacktop driveways
4. Miscellaneous Information
 - a. Security questionnaire results to date
 - b. Other information

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING

24 March 1992

AGENDA

1. Approve minutes of the March 10 meeting
2. Treasurer's Report
 - a. 1992 Fees received to date
3. Old Business
 - a. EPCSA policy for road maintenance in the subdivisions (need bids)
 - b. Results of preliminary title search to determine ownership of subdivision roads
 - c. Need to establish Board policy regarding future blacktopping of driveways
4. Miscellaneous Information
 - a. Security questionnaire results to date
 - b. Other information

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: 24 March 1992

PRESENT: Howard Ellis, Sean Gilligan, Ira Cohen, Rich Culpin, and Pete Stanton

LOCATION: EPCSA Clubhouse

Treasurer's Report: Ira Cohen indicated no change to the financial situation.

Old Business: No action can be taken on the road maintenance situation until more bids are received. Tabled till next meeting.

Initial title searches on the roads of each existing tract has indicated that each subdivision ownership situation is different. As an example, in the Cresta and Cumbra Vista tracts the road belongs in equal shares to each homeowner, in the La Viveza tract the road belongs to the tract Association. It was agreed that the best solution was to have all the roads deeded to the Master Association but that each tract needs to handle this in a different way and we need further advice from John Patterson as to how to accomplish this matter in the easiest and quickest manner.

The blacktopping of driveways was further discussed, with the Board in agreement that a policy needs to be established. Sean Gilligan by the Board at their next meeting.

Results of the Security questionnaire, still resulted in insufficient participation to initiate the program. Rich Culpin also stated that only 10 members have so far responded favorably to the Pool questionnaire.

There is no new information about the foreclosure suit.

Miscellaneous Information:

Mr. and Mrs. Barr of La Viveza attended the meeting to clarify their position that they were very disappointed in the situation regarding the recreation center, pool and tennis courts. The Board again indicated that the situation regarding these items was out of the Boards hands since these items do not belong to the Association. Mr. and Mrs. Barr further indicated that they intend to contact all homeowners solicitating their support regarding use of the pool this year. The Board indicated that this would be a personal solicitation by the Barrs and can not be supported by the Board.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION**REGULAR BOARD OF DIRECTORS MEETING**

31 March 1992

AGENDA

1. Approve minutes of the March 24 meeting
2. Treasurer's Report
 - a. None (?)
3. Old Business
 - a. Consider resolution defining Board policy regarding future blacktopping of driveways
 - b. EPCSA policy for road maintenance in the subdivisions (need bids)
Still awaiting bids.
 - c. Search for deeds to roads and common areas (no reports received yet)
Patterson says these areas should be turned over to neighborhood assoc.
4. Miscellaneous Information
 - a. No annual corporation reports filed since 1984. We need to bring them up to date (Probably \$10 per year).

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

REGULAR BOARD OF DIRECTORS MEETING
in association with
THE ARCHITECTURAL REVIEW BOARD

21 April 1992

AGENDA

1. Approve minutes of the March 31 meeting
2. Treasurer's Report
 - a. None (?)
 - b. No annual corporation reports filed with the State for 1984, and 1986 through 1991. Need to pay late penalty only for 1984.
3. Old Business
 - a. EPCSA policy for road maintenance in the subdivisions (need bids).
(Recommended that "Master Association" pay for two gradings of all gravel roads [except Altamira] annually plus necessary snow removal.)
 - b. Search for deeds to roads and common areas (no reports received yet ?).
4. New Business (May address these issues earlier in the meeting.)
 - a. Development concept for Aspen Compound - presentation by Milburn.
 - b. Review of request to blacktop the driveway on Lot 7, Cumbre Vista
5. Miscellaneous Information
 - a. Status of the Hewitt dog problem: mediation results.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: REGULAR MEETING OF THE BOARD OF DIRECTORS in association with the
ARCHITECTURAL REVIEW BOARD

Meeting Date: 21 April 1992

Location: EPCSA Clubhouse

Present: Ira Cohen, Rich Culpin, Howard Ellis, Sean Gilligan, Dan Picaro, & Sharon Berkelo

TREASURER'S REPORT

Ira Cohen reported that the Association's bank balance as of this date is \$10,732.00. This does not include \$7,629.00 in the reserve fund. Cohen also noted that the abstract companies have been very helpful in collecting past due fees upon closing new sales. A recent LaViveza sale netted \$1400.00 for 1990, 1991, and 1992 fees that had never been paid. There are now only two properties that are delinquent with 1991 dues.

It was also noted that annual Corporation reports were not filed with the State for the years 1984 and 1986 through 1991. These back reports must be filed but fortunately late fees must be paid only for 1984 since the State had failed to send out notice due forms for the other years.

OLD BUSINESS

1. The motion to establish a policy for road maintenance in the subdivisions remained tabled until bids are received.
2. Territorial Abstracts has made a search for deeds to the roads and common areas and will be submitting a report in the very near future.

NEW BUSINESS

1. Carol Parker, David Milburn, and Tom McMenemon presented to the combined boards the development plans for their 12 lots in Aspen Compound. Eleven of the lots will be built on by Canyonlands, the other has been sold separately. They intend to maintain a consistent architectural style throughout with all the homes being stuccoed in "Buckskin" color. The plans already submitted for lot 11 typifies the size and style that will be used in the other houses. Terra-stone will be used to pave the main road and most of the driveways. Board members expressed the desire that all driveways be paved the same. Concern was expressed that the Canyonland homes may not be close enough in style to the four houses already built in Aspen Compound. It was said that mixed styles may not necessarily be in conflict. The ARB will monitor designs very closely. Board members also expressed concern about the incomplected water retention walls required by the City. The Boards felt the walls should be color-coated in

their entirety as soon as possible. Canyonlands said this would tie up considerable capital and suggested instead they would color each of the three segments as soon as the first house in a given segment was color-coated. This was agreed to by the Boards. David Milburn agreed to supply the ARB with copies of the City approved plat for the development as well as brochures describing "Terra-stone". Canyonlands provided the \$500.00 clean-up and road deposit for the proposed house on Lot 11. The ARB agreed to try to review the plans for approval by April 24.

2. A request to pave the driveway of the Schaded home on Lot 7, Tract K (Cumbre Vista) was received. Since this was the first such request since the EPCSA Board passed the Resolution regarding impervious driveways and structures, both Boards examined the proposal. A plan by Jorge Gonzales for preventing water run-off accompanied the proposal and appeared to meet the requirements. President Ellis was instructed to notify the contractor, Vic Wyly, that approval was granted so long as City approval was received and that the Gonzales plan was followed. Wyly was also to be told that he and/or the owner would be held financially responsible in the event run-off waters caused damage to the Cumbre Vista common property of the road.

MISCELLANEOUS INFORMATION

1. Cohen said some new owners in Estancia Primera were not receiving copies of the Covenants & Restrictions and the Architectural Guidelines and were planning improvement projects that hadn't been reviewed. While copies should accompany the deeds or be provided by the real estate agent, this is not always being done. A motion made by Cohen and seconded by Culpin to provide a copy of the Covenants & Restrictions and the Architectural Guidelines to all new owners, if needed, at EPCSA expense. The motion passed unanimously.

2. It was reported that Ms. Hewitt and Pete Stanton are currently in mediation regarding the Hewitt dog which is still not being controlled. Regardless of the mediation outcome between the two homeowners, the Covenants and Restrictions of the EPCSA must be enforced.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: ANNUAL MEETING

DATE: August 15, 1992

LOCATION: EPCSA Clubhouse

The 1992 Annual Association meeting was called to order by President Howard Ellis at 10:10 AM.

Treasurer's Report: Treasurer Ira Cohen distributed the Treasurer's Report for review by attendees. Included in the report was the proposed 1992-1993 Annual Budget. This Budget was accepted by the membership at the present reduced rate (assuming no Recreation Center expenses). Norm Walker made motion to accept, seconded by Rich Culpin. The motion was voted in by the membership.

Old Business: Status of the RTC foreclosure of the undeveloped Estancia Primera property was presented. Howard Ellis indicated that foreclosure has been delayed and information from the RTC attorney indicated that foreclosure should proceed in 60 to 90 days. The status of the Rec Center subsequent to foreclosure is unknown. The Board of Directors indicated that the roof on part of the Rec Center needed immediate repair to prevent severe damage to the facility and suggested that the Association pay for the repair to insure their interest to the facility in the future. The cost was estimated at about \$1,200.00. After much discussion, a motion was made by Rich Culpin to repair the roof at Association expense, with a lien placed on the property. The motion was seconded by Sylvan Cohen. The motion was voted and passed by a majority.

Committee Reports:

Architectural Review Committee- Sharon Berkelo gave a report of the review status of the Committee indicating numerous reviews had been processed. With Aspen Compound continuing to be developed additional review requests are expected to be submitted. The membership thanked the Committee for their hard work.

New Business: The following new business was discussed:

a. Sharon Stanton requested a letter be sent to the Homeowner of the first home in Aspen Compound asking that the property be cleaned up. This was favorably accepted by the Board.

b. Howard Ellis suggested that a Committee be established to initiate new projects for the improvement of the area and asked for volunteers for this Committee. Jean Van Camp and Stan Schriber volunteered.

c. Dan Picaro initiated discussion on the Northeast Neighborhood Association (NNA), indicating that he has represented the EPCSA for the past years and would like to have a new representative in the future. Rich Culpin volunteered to be the new EPCSA representative. The one item being considered by the NNA at this time that significantly affects Estancia Primera is a request from a commercial venture, Outside Magazine, to locate a commercial building on Hyde Park road. The NNA has indicated to the City and to representatives from Outside Magazine that residents of the Hyde Park area do not support having commercial buildings in the Hyde Park area. However, it appears that Outside Magazine is still lobbying the City for approval. A discussion of this issue is scheduled at the City Council on August 26 at 6:00 PM. Jean Van Camp urged as many Estancia Primera residents to attend this meeting to show the City that we oppose any commercial venture in the Hyde Park area.

d. Pete Stanton discussed outside audible alarms and their nuisance factor. He suggested the possibility that they be turned off. After discussion, the membership supported the continuation of audible alarms for their alerting nature which was considered more important than the nuisance factor.

A motion to close the meeting was made by Rich Culpin seconded by Jackie Young. The meeting was adjourned at 11:45 AM.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

2 June 1992

AGENDA

1. Approve minutes of the April 21 meeting
2. Treasurer's Report
 - a. Current Balance reflecting recent receipts
 - b. Approve bill for reconnecting watering system at clubhouse (contractor was instructed last fall to reconnect this spring)
3. Old Business
 - a. EPCSA policy for road maintenance in the subdivisions (need bids).
(Recommended that "Master Association" pay for two gradings of all gravel roads [except Altamira] annually plus necessary snow removal.)
4. New Business
 - a. June Newsletter - need to determine topics
 - 1) If any Board members are planning to resign, need to address new nominations at least 30 days before annual meeting
 - 2) Weed control and landscaping
 - 3) Current status with RTC
 - 4) Reminder that fees for second half of 1992 are due July 1st
5. Miscellaneous Information
 - a. Status of the Hewitt dog problem: mediation results.
 - b. New residents/owners
 - c. Chimney and cooler violations of the Covenants and Restrictions

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: 2 June 1992

PRESENT: Howard Ellis, Sean Gilligan, Ira Cohen, Rich Culpin, Julie Larsen, Dan Picaro and Pete Stanton

LOCATION: EPCSA Clubhouse

Treasurer's Report: Ira Cohen indicated that the General Fund balance was approximately \$11,853 and the Reserve Fund had approximately \$7,600. He was concerned that the common property now had no insurance coverage since we cancelled our overall policy; however, since we apparently still do not have deeded ownership to the common property, liability is a question. The Board authorized payment of a bill to turn on the water system at the Rec Center since authorization to do the work occurred prior to termination of our use of the Rec Center.

One lot owner (Bush) has yet to pay any dues so the Board authorized giving this to our attorney for his action.

Old Business: Road Maintenance: We still have not received any bids for grading the roads. A decision was made to authorize a one time grading of the three roads plus the entrance to the Aspen Compound road to get a baseline for cost. Sean Gilligan will contact the contractor whose fees are understood to be \$65.00 per hour.

The Title search regarding the common property and roads showed no ownership by either the Master Association or the Tract Associations. Therefore we need to first get each tract Association approved by the City and then take action to have the common areas deeded over to the applicable Tract Associations. Howard will contact our attorney to initiate these actions.

The dog problem with Libby Hewitt still exists. Pete Stanton reported that the mediation process failed. If her dogs are seen running loose, they should be reported to Santa Fe animal control. The Association may choose to take further action.

New Business: The Board indicated they will make an annual inspection of all homes to insure compliance with Architectural guidelines. Specific violations such as unpainted chimneys and visible coolers on rooftops will be noted and applicable homeowners will be notified.

A newsletter will be published in June. Howard Ellis asked the Board for subjects to be included.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: ANNUAL MEETING

DATE: August 15, 1992

LOCATION: EPCSA Clubhouse

Approved
8-14-93

The 1992 Annual Association meeting was called to order by President Howard Ellis at 10:10 AM.

Treasurer's Report: Treasurer Ira Cohen distributed the Treasurer's Report for review by attendees. Included in the report was the proposed 1992-1993 Annual Budget. This Budget was accepted by the membership at the present reduced rate (assuming no Recreation Center expenses). Norm Walker made motion to accept, seconded by Rich Culpin. The motion was voted in by the membership.

approved

Old Business: Status of the RTC foreclosure of the undeveloped Estancia Primera property was presented. Howard Ellis indicated that foreclosure has been delayed and information from the RTC attorney indicated that foreclosure should procede in 60 to 90 days. The status of the Rec Center subsequent to foreclosure is unknown. The Board of Directors indicated that the roof on part of the Rec Center needed immediate repair to prevent severe damage to the facility and suggested that the Association pay for the repair to insure their interest to the facility in the future. The cost was estimated at about \$1,200.00. After much discussion, a motion was made by Rich Culpin to repair the roof at Association expense, with a lien placed on the property. The motion was seconded by Sylvan Cohen. The motion was voted and passed by a majority.

Committee Reports:

Architectural Review Committee- Sharon Berkelo gave a report of the review status of the Committee indicating numerous reviews had been processed. With Aspen Compound continuing to be developed additional review requests are expected to be submitted. The membership thanked the Committee for their hard work.

FRIDAY
AUG. 28, 1992

Does Outside belong inside?

The ironies are priceless. Santa Fe leaders went to great lengths to court Larry Burke, the publisher of *Outside* magazine, when he decided to leave Chicago — and well they might have:

The nationally popular magazine represents the very kind of clean, high-tone industry Santa Fe should be seeking. As for our city, it's surrounded by the kinds of settings on which that magazine centers.

Outside's impending arrival, and Burke's search for an office site, have been surrounded by high spirits and optimism for our city's future as a promising outpost on the publishing frontier.

Then, on Wednesday, he said where he wants his building to be: On Hyde Park Road at Prince Avenue. Right next to the Ft. Marcy condominiums. Right behind the Cross of the Martyrs. Just down the road from Estancia Primera. Not far from Gonzalez and Cerro Gordo Roads.

Thud. The land is zoned for residential use. Before Burke breaks ground, his land must be zoned commercial. In Santa Fe, that means a design-review process, then a hearing before the zoning commission, then a vote by the City Council.

[Buena suerte, amigo!]

Is a majority of our council so happy to see *Outside* come to Santa Fe that it will brave the wrath of our city's legendary neighborhood activists to grant Burke's wish?

Too soon to tell, the councilors are saying for now; this will take study. What they really mean is that it will take time — and they're buying all the time they can in hopes that, before the issue reaches City Hall, someone can talk the intrepid publisher into another choice of real estate.

and the city council should re-situate Burke's choice. He wants to be in the middle of things, not relegated to an industrial park. Yet even before the neighborhood activists mount their opposition campaigns, it must be occurring to him that there are other building sites in town; places where neighbors would welcome him — and where construction approval would be readily given.

His building plans are, like his magazine, first rate: low-profile, ecologically correct, Santa Fe style, a credit to many other parts of our community. Yet if the city breaks what passes for a master plan to accommodate this community asset, can its leaders say no to the next applicant for commercial zoning? Does the gracious lifestyle of Hyde Park Road recede in the face of tasteless, designed-to-fuburger stands?

Such questions are kinds the council should have, but rarely did, ask itself when rezoning issues were raised in other neighborhoods, in other times.

This time, the more thoughtful councilors already are asking themselves about precedent-setting in planning and zoning. They should. It's the reason they must decline *Outside's* application.

Burke has been around Santa Fe a long time, the year or so since he settled on our community as his new home. By now he has a good idea why we're known as The City Different. He wants to be in the middle of things, not relegated to an industrial park. Yet even before the neighborhood activists mount their opposition campaigns, it must be occurring to him that there are other building sites in town; places where neighbors would welcome him — and where construction approval would be readily given.

We urge Larry Burke to make another local choice — for our City Council has no choice but to reject his first one.

MINUTES OF ESTANCIA PRIMERA MEETING AUGUST 29, 1992

An impromptu meeting was held by members of Estancia Primera Homeowners on Sat., August 29, 1992. Members present were: Ira Cohen, Pete Stanton, Mary ^{Anne}~~Jane~~ Benton, Jeanne Van Camp, Jeannie Culpin and Richard Culpin, President.

The meeting was called to discuss a plan of action following the presentation by Larry Burke of Outside Magazine at City Council on Wed., August 26, 1992. Much newspaper coverage had followed that meeting including a very positive letter by the editor of The New Mexican.

Pete Stanton, Mary Jane Benton and Richard Culpin asked for reviews of the letters they would send to the editor in our behalf. Richard Culpin would send a copy of his letter with a cover letter to each City Councilperson. Jeanne Van Camp would write a letter to Councilman ^{all}~~Farber~~ clarifying some of the statements made by Larry Burke.

Mary ^{Anne}~~Jane~~ Benton was asked to serve as a replacement for Julie Larsen on the Board of Directors.

Petitions are to continue to be circulated to any residents of the Northeast area who have not yet signed.

A letter had just been received by Pete Stanton from the City regarding inspection of water run-off facilities. All residents will receive a letter, therefore it will be discussed at the next regular meeting.

Respectfully submitted,
Sec. pro-tem.
Jeannie Culpin

Estancia Primera Community Services Association

1. September 1992
AGENDA

1. Approve minutes from Saturday 8/29/92 meeting

2. Old Business

A. Re-roofing of Rec Center

\$1,000

B. Update on weed removal

\$750

1) ~~Don Amato~~ - ~~Sea Breeze~~

C. Larry Burke - Outside Magazine

1) letters to the Editor - City Council members

D. New members to Board of Directors

Mary Ann Benton

3. New Business

4. Check with lawyer about having title Co's place.

B.) Drainage Problem letter from City

Charges

Meeting with Traylor

B.) Vigilance to Outside Magazine Regarding Request

1) City Hall

2) Response Plan?

C. Strayphen out on hold in documents

1 + 3 Tues.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: September 1, 1992

PRESENT: Board Members Howard Ellis, Ira Cohen, Rich Culpin, Mary Anne Benton, Dan Picaro and Pete Stanton. Also attending was Jeane Van Camp.

LOCATION: EPCSA Clubhouse

The minutes of Board meetings of August 25th and August 29th were approved.

Old Business: The re-roofing of the rec center which was approved at the last annual meeting is in process of being accomplished at a cost of \$1,200.

Weed removal will be again done in the near future. The cost will be \$750. for this time. The contractor indicated we probably should do it twice a year. the price may be less next Spring because the weeds won't be as big.

A discussion followed regarding action taken and being taken relative to Outside Magazine's proposed rezoning request. Letters to the Editor, letters to our City Councilors and letters from other organizations have been sent. All agreed that we must continue to stay on top of the situation to insure that our desires are going to be met. Rich Culpin visited City Hall today to make sure we will be notified of any action that affects rezoning in our area.

Mary Anne Benton was unanimously voted in as a new member of the Board of Directors to replace Julie Larsen.

Pete Stanton expressed his concern that our attorneys were not responding quick enough. A list of items that are pending will be discussed with our attorneys by Howard Ellis and a completion dates for completing these actions will be solicited.

New Business:

Drainage letter from City was discussed. Much background was reviewed and many opinions were expressed. Inspectors are already approaching homeowners. It was agreed that Rich Culpin will call Jim Traxler, Director of Public Works for the City, and request a meeting to clarify the situation.

Dan Picaro expressed concern relative to actions needed to straighten out the documentation relative to all the tracts within Estancia Primera. Our attorneys will be asked to take action once we have the status of what exists.

Rich Culpin indicated meetings will be scheduled on the 1st and 3rd Tuesdays at 1 PM. Additional meetings will be scheduled as needed, with the next meeting on September 8, 1992.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES. WEEKLY BOARD OF DIRECTORS MEETING

DATE. September 17, 1992

PRESENT Board Members Howard Ellis, Ira Cohen, Rich Culpin, Mary Anne Benton, Dan Picaro, Sean Gilligan and Pete Stanton.

LOCATION. EPCSA Clubhouse

The meeting was called to order at approximately 3:30 PM. The minutes of Board meetings of September 1, 1992 were approved.

TREASURER'S RPT. Dues are still outstanding for about 20 homeowners. Outlays for the year are approximately on budgetary schedule. In accordance with the desires of the membership as indicated at the Annual Meeting, the Board expended \$1,200. to repair the roof of the Rec Center. Also, the Board provided \$1,000. to the City as a contribution towards having the City place a ballard and wire fence around the undeveloped area from Fort Marcy around Avenida Primera to approximately where Avenida Primera curves around towards Cumbre Vista. This hopefully will keep campers and other undesireables out of this area.

OLD BUSINESS. Mary Anne Benton attended the NENA meeting at Fort Marcy Condos last week. She indicated that the NENA was a loosely knit Association, but they are now in the process of better defining their boundry and notifying all homeowners within the boundry so as to get better support. It appeared that the NENA was wholly in accord with the majority position against any Commercial rezoning in the Hyde Park corridor.

It was agreed that EPCSA must continue to stay on top of Outside Magazine's efforts to attempt rezoning in the Hyde Park corridor. No specific actions were considered appropriate until Burke takes the next step.

Weed removal along the Estancia Primera roads has begun.

Pete Stanton will draft a letter for Rich Culpin's signature to the homeowner, Lois Walker, requesting that she take action to clean up the area around her rental house.

Dog control was again discussed. Also, the EPCSA covenants also require pet owners to clean up after their pets if on EPCSA property. Both these items are still an area of concern. The next newsletter will cite Article 6.10 PETS from the Covenants and state that the Board will enforce this Article.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: October 10, 1992

PRESENT: Board Members Howard Ellis, Ira Cohen, Rich Culpin, and Pete Stanton. Also attending was Sharon Berkelo from the Architechural Review Committee.

LOCATION: EPCSA Clubhouse

The meeting was called to order at aproximately 9:30 AM. The minutes of Board meetings of September 17, 1992 were approved.

TREASURER'S RPT: None

OLD BUSINESS: Both the Walker and Herman house grounds are in the process of of being cleaned up.

Clean up along roads is continuing.

Rich Culpin will get an estimate to remove all clover from common areas.

There have been two letters from Las Barrancas concerning the Schaded house roof cooler. The Board considers action taken to paint piping satisfies problem. No further action.

Schaded house still in noncompliance on drainage. Since Schaded refuses to comply, we will request our attorney to send letter to Schaded.

Altimera attorney has indicated he recommended to Altimera that they pay our proposed back contribution. Board recommended that our attorney also officially inform Altimera that we consider them a member of the Estancia Primera Community Services Association and that we expect them to initiate dues payment starting January 1, 1993. If they do not agree we recommend arbitration as to their membership status.

Outside Magazine was discussed. Rich Culpin indicated that he has contacted Debbie Jaramillo, and others and Outside has not as yet initiated any rezoning request. Further, nothing is on the Agenda through year end. Ike Pino has sent a memorandum to all his offices stating that if Outside initiates any requests, that they must follow all normal approval steps and procedures. Pete Stanton indicated that the commercial operations in the Fort Marcy complex appear to be all illegal. Rich Culpin will initially contact persons he knows who own property in the Fort Marcy complex so they can bring this subject up at Fort Marcy's next Association meeting. Even though we could file complaints with the city zoning people, it is premature.

The Board agreed that it would be in the best interests of the Association if Sean Gilligan would move his operation out of the Estancia Primera area. We agreed that if he and his secretary only wanted to stay it would be okay. Rich Culpin will notify him next week. The Board also agreed it would be in the best interests of the Association if Sean Gilligan would resign from the Board. It would eliminate any possible conflict of interest.

The ESPCA Architectural Guidelines were discussed. The Architectural Review Committee has been using the issue of 22 pages plus two agenda as the official copy and these have been provided to all builders. There apparently is another issue of 24 pages plus two agenda which is considered invalid. All 24 page documents should be destroyed.

Rich Culpin handed out a City Council resolution which establishes a Arroya Saiz drainage district, but only lists Estancia Primera as the development against which the drainage district will be enforced against. Pete Stanton will prepare a letter for Rich Culpin's signature requesting the City to also include in the District, all other developments feeding into the Arroya Saiz and to initiate action with these other developments. Also, upon establishment of the District, the Master Drainage Agreement dated August 8, 1988 between the City and the EPCSA be deemed null and void and removed from all existing deeds.

New Business:

The situation surrounding the Canyonlands development was discussed regarding their violation of Architechural Guidelines. A meeting is now scheduled for 10:30 AM, Tuesday, October 13, 1992 at the Coldwell Banker conference room with Canyonlands. If they do not wish to conform to the approved guidlines as were used to approve their drawings then the Association will initiate a stop order through the courts. No action will be taken until after the meeting with Canyonlands, however, Howard will alert our attorneys to be prepared to take the necessary steps to shut Canyonlands down as required.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: SPECIAL MEETING WITH CANYONLANDS

DATE: October 13 and 14 , 1992

PRESENT: Board Members Howard Ellis,Ira Cohen,Rich Culpin,
and Pete Stanton. John Klee and Sharon Berkelo from the ESPCA
Architectural Review Committee (ARC). Ken Hinkes and David Milburn
from Canyonlands. Tom McMenemon from Coldwell- Banker.

LOCATION: Coldwell-Banker conference room.

October 13, 1992 Session:

The meeting was arranged in order to discuss alleged architectural violations by Canyonlands relative to various lots in the Aspen Compound tract. Howard Ellis began the discussion by directing to Ken Hinkes the question as to what his action is to correct the alleged violations. Mr Hinkes began with a lengthy history of Estancia Primera, etc. Mr Klee interrupted this discertation to present to Mr. Hinkes the issues and that Mr. Hinkes should respond to the violations and their correction.

Specifically, discussed was the alleged height violation of the structure on lot 12. Mr. Hinkes corroborated the violation and indicated it was only about 30 inches. The height restriction is no more than 20 ft from original ground level to the roof line. This does not include the parapet. Exact out of spec. height should be provided by a surveyor's certified drawing. Mr Hinkes attempted to sway the Board into accepting the house as is saying that Canyonlands tried to satisfy the best aesthetics. The Board responded that it was bound by the Covenants to strictly uphold the established requirements. In this case Canyonlands needs to correct the problem. Mr. Hinkes stated that he would get back to the Board at 9 AM on October 14, 1992 as to how he plans to correct the height violation on lot 12. The Board also indicated to Mr. Hinkes that the structure on Lot 4 also may be in violation regarding height.

Mr. Hinkes also indicated that all deliquent certifications on other applicable lots will be forthcoming at the 9 AM meeting on the 14th.

Mr. Stanton asked Mr. Hinkes if he now plans to abide by the requirements to submit all changes to approvals prior to any work, and not start any work without official approval. Mr. Hinkes confirmed he will abide by these guidelines. Mr. Ellis suggested to Mr. Hinkes that he provide location and height verification by certified drawing of each structure at the time the stem wall is complete, since this should show the actual location and projected height.

It was agreed that Mr. Hinkes will get back to the Board at 9 AM on October 14th with the proposed correction on Lot 12 and all the delinquent certifications.

October 14, 1992 Session:

The same persons were present on October 14, 1992. Mr. Hinkes opened the meeting indicating that the problem relating to Lot 12 and the late certifications was singularly his fault and apologized to the Board and the ARC. He then indicated that he had two proposals to correct the problem on Lot 12. The cost to Canyonlands of either approach was approximately equal. The house was out of spec heightwise 42". The first approach would lower the roofline 22' by lowering the second floor and beams. This would still result in the structure being 20" out of spec. The second approach would be to remove the garage concrete floor, cut the house as required, put the section of house above the garage on jacks, dig down as necessary to accommodate the 42" requirement, repour the garage floor and lower the house above the garage back down. The house would then be capable of being certified within spec. Mr. Hinkus indicated that this second approach was not without some disadvantages to Canyonlands, i.e., The master bedroom bath would be reached by stairs, and the roofline would change. Also, the slope of the driveway to the garage would increase. Tom McMenemon stated that marketing of the house so modified might be somewhat more difficult. Mr. Hinkes indicated that the cost to Canyonlands would be approximately \$10,000-12,000.

Howard Ellis asked Mr. Hinkes if he would consider a monetary solution to this problem, say \$12,000. Mr. Hinkes indicated that Canyonlands might favorably consider this.

Canyonlands also provided the delinquent certifications for review, including the one for Lot 4 showing it met the height requirements.

The meeting was adjourned and the Board and ARC met to discuss the options. It was unanimously agreed that Canyonlands should be directed to bring the Lot 12 structure fully within allowable height specifications and they can proceed with their Approach 2 which lowers the garage. They must submit revised drawings as required by the ARC before official approval will be given.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: October 20, 1992

PRESENT: Board Members Howard Ellis, Ira Cohen, Rich Culpin, Dan Picaro, Mary Ann Benton, and Pete Stanton.

LOCATION: Ft. Marcy Recreation Center

The meeting was called to order at approximately 9:00 AM. The minutes of Board meeting of October 10, 1992 and the Special Meeting with Canyonlands on October 13th and 14th were approved.

TREASURER'S RPT: Ira Cohen indicated there were still a number of owners with delinquent dues for 1992 and previous. He has prepared a letter to each identifying the amount in arrears and requesting they remit the amount due.

OLD BUSINESS:

Weed removal has been completed for this year. The need to use a preemergence weed killer early next Spring was discussed and supported.

Our attorney still needs to be given instructions regarding writing a letter to Schaded regarding his out of specification drainage situation. Howard will give our attorney the necessary information and request him to send the letter to Schaded.

The dog problem was again discussed both with regard to cleaning up after dogs and with regard to violations to the leash regulation. It was agreed that present known violators of the cleaning up part would be given a reminder from the Board by a notice reminding them of the regulation. It was also agreed, in that the Board is not a police organization, that unless the Board receives a specific complaint regarding violation of the leash regulation no action will be initiated.

The situation as depicted in the minutes of the 13th and 14th October meeting with Canyonlands was reviewed by Howard for everyone's benefit. The submittal from Canyonlands regarding the change to the structure on Lot 12 has been received and reviewed by the ARB and appears acceptable. The ARB will notify Canyonlands with approval to proceed. Howard indicated that some of Canyonlands certification submittals were not sufficient and they will be requested to supply adequate information. Howard also submitted a proposed modification to the AR Guidelines formalizing the request for the \$500 deposit against road damage and/or cleanup. This modification would also allow the ARB to use part of the \$500 to verify certifications or to accomplish a verification survey if certifications are not received within 10 working days of the applicable due date. The Board approved this modification.

Outdoor Magazine status was discussed. Apparently Burke has not given up and will at some future date initiate further action. We need to continue to keep aware of this situation. The Board discussed the apparent illegal commercial operations at the Fort Marcy Condominium complex. The Board agreed to keep this information in our hip pocket pending Outside Magazine's use of the commercial allegation.

Rich raised the use of the Rec Center by Sean Gilligan. At the last Board meeting it was agreed that Sean would be requested to vacate the building since it weakened our position with Outside Magazine (This position has not as yet been conveyed to Sean). Various members of the Board now feel this decision was hasty and further discussion ensued. Ira was of the opinion that we do not have the right as a Board to financially obligate the membership to assume any expenses to maintain the building if empty. This would entail utilities and security expenses. Since we do not know the length of time the building might remain empty, this expense could be sizable. Pete indicated that the Board has absolutely no jurisdiction over the building and therefore has no authority to ask Sean to leave. Sean is probably operating illegally and therefore could be asked to leave at any time. In fact Sean has offered to vacate the building if given 30 days notice. The majority of the Board members felt that having Sean in the building was an asset and we should not take action to ask him to vacate. Rich indicated he would like to confer with our attorney before any final decision is made by the Board.

NEW BUSINESS:

Rich indicated that Sean Gilligan will submit his resignation and that we need to elect a new Board member. Rich suggested Carl Petche who is living in Walker's house in Cumbre Vista and is going to build soon. The Board supported this suggestion and elected Carl Petche to the Board to fill Sean Gilligan's vacancy.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: November 3, 1992

PRESENT: Board Members Howard Ellis, Ira Cohen, Rich Culpin, Dan Picaro, Mary Anne Benton, Carl Poedtke and Pete Stanton.

LOCATION: Pete Stanton's home

The meeting was called to order at approximately 9:00 AM. The minutes of Board meeting of October 20, 1992 was approved.

TREASURER'S RPT: None

OLD BUSINESS:

Rich asked Howard to discuss the status of Canyonland's progress on correcting problems. Certificates have been corrected by Canyonlands. Progress on the out-of-spec house is unknown except that the parapet over the garage area has been removed.

The Board then discussed the status of the Rec Center and the status of RTC action. Apparently Sean has information that the RTC might accept the in-place offers existing on the undeveloped parcels. However the status of the Rec Center is unknown. This again raised questions regarding our legal position. Since John Patterson is expected back around the 15th of November, Dan Picaro will immediately make an appointment to discuss various pending subjects. Pete Stanton again expressed his concern that we are not receiving adequate and timely service from our present attorneys and if this meeting does not bring better service he recommends that the Board should take our business elsewhere. Rich asked Board members to make a list of subjects that need to be addressed by John Patterson.

NEW BUSINESS:

Carl Poedtke, new Board member, was introduced to all members.

Rich reminded everyone of the Northeast Neighborhood Association meeting on November 5th.

Rich discussed Altamira's negative response to the EPCSA offer to reconcile monies due. Pete Stanton stated it was now time to place a lien on each property in Altamira to recover monies due. Pete stated that our argument is no longer with Altamira's Association, but rather with each Altamira Homeowner. It was the consensus of the Board that we should initiate this action after review by our attorney to insure our position is correct.

Next meeting will be at Carl Poedtke's home on the 17th of November assuming there is a need, otherwise Rich will reschedule as necessary. Meeting was adjourned at 10:30 AM.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: WEEKLY BOARD OF DIRECTORS MEETING

DATE: November 17, 1992

PRESENT: Board Members Howard Ellis, Ira Cohen, Rich Culpin, Mary Anne Benton, Carl Poedtke and Pete Stanton.

LOCATION: Carl Poedtke's home

The meeting was called to order at 9:10 AM. The minutes of Board meeting of November 3, 1992 was approved.

TREASURER'S RPT: Ira Cohen stated he would make a financial accounting at the next meeting. Most delinquent 1992 dues have been paid. Ira will continue to follow up on the few outstanding accounts. Pete Stanton raised the question of an audit of the books. This was favorably received and will be discussed in the future as to how and who. 1993 dues notices will go out in early January at the same time as the next newsletter.

OLD BUSINESS: Rich provided the results of the meeting with John Patterson.

a. Status of RTC foreclosure. None from John Patterson; however Rich indicated he learned today from Sean Gilligan that the RTC was planning to accept bids directly without going to foreclosure. More information to follow after Rich talks more with Sean and then John Patterson.

b. Our position regarding Rec Center. At present we have no legal hold over Rec Center. This may also change if RTC does not go to foreclosure.

c. Sean conducting business in Rec Center. We have no authority over this situation and John Patterson did not feel it would be a problem with the Outside Magazine situation.

d. Business's operating allegedly illegally in Ft. Marcy. John Patterson suggested no action by the EPCSA at this time. This does not prevent a private individual to act however.

e. Letter to City on drainage. John Patterson will follow up with City.

f. Can we require our Covenants and Restrictions to apply to the undeveloped areas? Since they apply to the present Estancia Primera Master Plan approved by the City anyone wanting to change this plan would have to get City approval. Since there may be no foreclosure, it may be difficult for anyone to change the Master Plan. We need to keep on top of this.

g. Altamira situation. John Patterson supported initiating letters to all Altamira Homeowners requesting they pay all outstanding fees. If no response or negative response we will attach lien on individual properties. Dan Picaro researched correct ownership and addresses and Ira Cohen will initiate letters. Schedule is to send out letters by certified mail, return receipt requested by Thanksgiving.

Rich Culpin gave a short summary of the results of the Northeast Neighborhood Association meeting.

Carl Poedtke and Ira Cohen discussed the road grading and snow plowing situation. Grading will be done by a contractor who has indicated he will grade all the roads for approximately \$450. La Viveza will also spend approximately \$150. to put down base coat prior to the grading. With regard to snow plowing, Ira will contact the people who did it last year.

The attorney letter to Schaded regarding his drainage is in preparation. Since Schaded is in town, the letter should go out soon, both to his Texas address and his home in Santa Fe.

Rich will contact Varela Real Estate Management to get copy of the letter to Fort Marcy homeowners regarding Outside Magazine. Rich also called our attention to a recent article in the New Mexican regarding Outside Magazine, written by a Ft. Marcy homeowner.

NEW BUSINESS: The lawsuit between Martha Murray and Martha Cameron has apparently been settled. The EPCSA has been asked by the City to review the settlement as it may relate to the EPCSA.

Howard Ellis gave the latest ARB status. The ARB gave approval to plans on Lots 10 & 11 in La Viveza. Canyonlands has been notified that the structure on Lot 12 of Aspen Compound still appears out of spec. Canyonlands is supposed to have a surveyor's certification to us in the next few days. Also, included should be certifications on a few other lots.

Meeting was adjourned shortly after 11 AM. Next meeting will be at Rich Culpin's home at 9AM on 15 December 1992.

ESTANCIA PRIMERA COMMUNITY SERVICES ASSOCIATION

MINUTES: Semi-monthly Board of Directors Meeting

DATE: December 15, 1992

PRESENT: Board Members Mary Anne Benton, Richard Culpin, Howard Ellis, Dan Picaro, Carl Poedtke and Peter Stanton.

LOCATION: The Culpin Residence

The meeting was called to order at 9AM. A moment of silence was observed in memory of Ira Cohen. The minutes of the Board meeting of November 17, 1992 were approved as read.

BOARD MEMBERSHIP AND ORGANIZATION: Peter Stanton was elected Treasurer to replace the late Ira Cohen. In accepting this position, Peter relinquished his position as Secretary. Carl Poedtke was elected Secretary.

Discussion was held related to a new board member. Rich Culpin asked Mary Anne Benton to meet with a candidate and report back to him.

OLD BUSINESS: Snow Plowing: Arrangements are being made with Herrera to plow following each snowfall of six inches or more.

AUDIT: It had been agreed at the November 17 meeting that the books should be audited. Pete Stanton will obtain a bid and report at the next board meeting.

CALLE ALTAMIRA: Responses to our letter will be evaluated by Rich, Peter and Howard who then will confer with our attorney.

RTC STATUS: The tract from Hyde Park Road to the arroyo is to be closed in January 1993. Other tracts are approaching sale. When the first sale takes place, EPCSA will petition the RTC to return to the Rec Center to our control. Rich is in contact with the RTC (Dallas) which is responsible for the sale of this property.

The Board reaffirmed its position that all properties sold should remain under Estancia Primera covenants.

OLD BUSINESS: Cameron/Murray: The architectural review board is awaiting a completed drainage plan.

Special Assessment: We are awaiting a reply from our attorney. Rich will follow up.

NENA: Rich indicated he planned to attend the 12/15 meeting. There was a general discussion of the role and effectiveness of NENA.

LEASH LAW AND POOPER SCOOPER REGULATIONS: The pooper scooper signs apparently have been stolen. Problems in enforcing the the law and regulations persist.

NEW BUSINESS: MEMORIAL FOR IRA COHEN: The Board unanimously approved a \$100 memorial donation to St. Elizabeth's Shelter in memory of Ira Cohen. The Treasurer and Secretary were directed to carry this out.

PROJECTS COMMITTEE: The Committee has asked for clarification of its mission. Rich indicated that it is to determine projects desired by the residents and that cost/budget parameters would be applied in the next phase of

activity. Mary Anne will convey this to Jeanne Van Camp who chairs the Committee.

ARCHITECTURAL REVIEW BOARD: Howard Ellis reported that since the last meeting the ARB had met and given conditional approval to plans for the Poedtke residence at Lot 16 Cumbre Vista. In addition, a sixth house in the Canyonland Development was approved and forms were provided to Mr. Ortiz to make a submission for Lot 26 in La Viveza. We are still awaiting the surveyors report regarding building heights in Canyonland.

NEWSLETTER: The Board members were requested to bring items to the next meeting.

NEXT MEETING: Tuesday, January 5, 1993 at the Picaro residence.

The meeting was adjourned at 10:40 AM