

ANNUAL MEETING MINUTES; October 20, 2014, 7:00m p.m. Mitchell Elementary School

Present:

Board Members: President Dan Jones, Secretary Carol Driscoll (Scribe), Treasurer Cynthia Klaila. Member-At-Large Rick Brittain for a short time at the beginning of the meeting.

Absent due to a scheduling conflict - Vice-President Mark Webb, who is stepping down.

Residents: Faye Ingle, Margaret Johnson, Carmen Leach, Irene Lee, Robert Muñoz representing Morris and Comanche Auto Service 3701 Morris, Charlene Murphy, Lori Parenti, Raymond Peabody, and Joan Reynolds.

Speakers: Carl and Jean Chavez of RE/MAX Elite.

Opening and Introductions:

As people entered they were asked to sign-in, take copies of the Agenda, Annual Report, Trivia Quiz and a door prize ticket, given an opportunity to pay their annual dues for the year October 2014 - October 2015 and advised of the location of refreshments.

Upon opening the meeting President Dan Jones called for self introductions of the board members, guest speakers and residents. Once again Ray Peabody was the resident with the most longevity, 37 years, having been in San Gabriel since the home he shares with wife Catharine was built in 1967. Giving balance to our history was newest resident Carmen Leach, who has been here five months.

Since he had to leave the meeting Board Member At Large Rick Brittain gave a report on the August 23 Block Party/Movie Night event which has replaced the Ice Cream Social. Rick's estimate is that about 200 people came out for an evening of games, refreshments, a bicycle clinic offered by the Cycle Cave and a viewing of the movie Wreck It Ralph. This party was a collaboration between SGANA, Passage Community Church and Mitchell Elementary School with participants from many neighborhoods. Rick, who is pastor of Passage, expressed his gratitude for being allowed to collaborate with SGANA to bring this opportunity for outreach to the neighborhood. Dan stated that it is the hope and intention of the Board to market the 2015 event in a way that will make it more attractive to SGANA residents of all ages.

Speaker presentation:

Carl and Jean Chavez opened their presentation by stating that they are former residents of San Gabriel and served as co-Presidents for some years. They now live in the Cielito Lindo neighborhood which is on the east side of Morris bordered by Juan Tabo and Morris, Montgomery and Comanche. They indicated they would be speaking on home values in our area, the pros and cons of selling or staying and what improvements pay off. They displayed a map indicating that we are in one of the top selling neighborhoods in the city. Some factors which contribute to this are the reasonable price range of properties, the fact that the homes are well maintained and that we are in a good school district. Of the 196 homes sold in our area during a recent three month period, most sold within three (3) months bringing the sellers 98% of their asking price. The median selling price in this area is \$125 to \$133 per square foot for a property that is in good shape, \$98 per square foot for a property that needs some TLC. One particularly interesting note is that total square footage is more important, on average, than number of bedrooms though fewer bedrooms will bring a smaller pool of buyers. Example - an 1800 square foot home with two bedrooms (and one large or two common living spaces)* and in good shape you can sell for the same price as a home that has three bedrooms (and less common living space)*. *Added by Scribe.

In a discussion about how one should prepare a property for sale the conversation covered a wide range of suggestions. First and foremost, the property should be clean and neat including the yard; curb

appeal makes a difference. The appearance of kitchen cabinets and hardware, carpeting and paint should all be considered. If carpet and paint are issues it is generally better for the seller to address these before putting the property on the market since buyers will often ask for a higher amount off the selling price if left "as is." Reasonable and relatively inexpensive "improvements" are carpet, painting, light fixtures and faucets but Jean cautioned to make any improvements neutral and not to over-improve! Buyers need to be able to look at a room and see themselves in it and this is easier to do when the decor does not make a strong statement. Another point Jean made is that if a house has had no updates, in other words is from the same era throughout, it is probably better to make sure it's clean and don't even start improving.

Both Chavez's agree that the best time to sell is anytime. Springtime has long been held to be the "right" time to sell so that families with children can finish out the school year. Carl noted that selling can work even during the holidays simply because there aren't as many properties on the market during that time of year.

When asked about interest rates Carl noted that current interest rates can come in as low as 3.9% and that Fannie Mae and Freddie Mac requirements have recently been reduced. However, though actual paperwork has not increased, providing proof of one's stated qualifications has become more strict. One interesting note is that the length of the mortgage period is of little concern to lenders even when the applicant is of a maturing age applying for a 30-year mortgage.

One resident asked whether or not removing bathtubs and replacing with large walk-in showers will negatively impact the amount a seller can expect to receive. Jean stated that she is seeing this more often especially in the homes of aging residents and that while it does not reduce the value it can cut down on the buyer pool. She suggested that, if it is an issue for a prospective buyer, the seller can offer to replace the tub(s).

Another resident asked what can be done about a house with aluminum wiring. Carl indicated that one option is to do what is called "pig-tailing" at all switches and outlets. However this must be done properly since aluminum and copper oxidize when tied together and can cause arcing. He also indicated that aluminum wiring is a "disclosure" item when selling a home.

There was also a conversation about the sell versus rent option and how to screen prospective tenants. Carl said it is relatively easy to get a credit report and that owners must consider whether or not they are willing to rent to smokers or families with children or pets, especially cats. In response to the question of having someone check on prospective tenants and do regular checks on the state of rental properties it was suggested that an owner hire someone to perform those functions. Faye Ingle offered that she uses Land of Enchantment, a realty and property management company at 9312 Montgomery Boulevard. Dan and Ray both shared horror stories about the damages done to rental properties here in our neighborhood which really emphasizes the wisdom of complete and thorough checking.

Reports:

Annual Report - copies had been provided for all attendees with President Dan Jones offering highlights on the various accomplishments and acknowledging the efforts of those involved. A complete copy of the Report, indicating a high level of commitment, is attached to these minutes.

Of particular note is the Block Party/Movie Night. Though overall attendance for this event was high, participation by San Gabriel residents was low. Dan indicated that in planning for next year the Board would pay more attention to providing appeal to our residents.

A major initiative was the completion of attractive and durable signage announcing neighborhood events. This project actually started with the help of the son of former Treasurer Joan Reynolds.

Cynthia and Dan worked together and succeeded in completing all the signs needed for the Yard Sale, Block Party and Annual Meeting. The rainy evening is a good test of their durability.

Another initiative noted by President Dan is SGANA's participation in **Nextdoor**, an online network developed specifically for neighborhoods. It offers much more flexibility for residents than our local E-bulletins and could conceivably result in eliminating much of the hand-delivery of SGANA's newsletters and flyers.

Secretary Carol interjected that recent changes to the format of the notices and alerts sent out by Foothills Command has made it quite challenging for her to forward them to our E-bulletin subscribers as they cannot be opened by most people without special software. Foothills Command has established a website but what's missing for residents is that they must access it to know what's going on while the Nextdoor network proactively sends alerts to its subscribers. Dan has become concerned by recent examples of challenging communications with the Foothills Command and indicated he is investigating the possibility of our neighborhood becoming part of the Northeast Command at 8201 Osuna Road NE.

Treasurer's Report - presented by Treasurer Cynthia Klaila; beginning balance October 21, 2013 was \$1157.04; current balance if \$713.07. This amount is lower than we would like it to be and in large measure reflects unusual expenses related to the new signs. A copy of the Treasurer's Report is attached to these minutes.

Secretary's Report - Minutes of the 2013 Annual Meeting were made available at the meeting by Secretary Carol Driscoll who invited a vote to forego reading them. Ray Peabody moved that the minutes stand as prepared by the Secretary; Margaret Johnson seconded; proposal accepted unopposed.

Open Forum:

Ray Peabody brought to the floor an issue that has been a problem in his neighborhood for some time. Two vacant houses on the north end of Pitt Street, one of which was eventually condemned by the city, have sustained repeated break-ins and occupation. The good news is that APD has been responding to calls when residents make reports.

Lori Parenti reported that a change in school bus drop site has middle-school students being let off at the corner of Morris and Santa Paula. Not only does this seem a dangerous place to discharge students but it then results in these students, who don't live on Santa Paula, having to walk through that street to reach their destinations. Recently the students have been littering and breaking tree limbs. President Dan acknowledged this concern and will follow up with APS if needed. He also noted that as our long time residents age the neighborhood is transitioning into a population with more variance in age.

Margaret Johnson raised the issue of speeders on San Gabriel and stated that one resident wondered if we could get a speed bump installed. Dan, Cynthia and Carol all responded that not only does traffic in our neighborhood fail to meet the city's qualifications for a speed bump but that residents in areas where they do exist are widely split in their satisfaction with the results. Dan spoke of some other options that are now available under the general category of "Traffic Calming Devices" though generally most of these require more space than exists on San Gabriel.

Another concern on San Gabriel is the extreme traffic congestion when Mitchell School students are released at 2:00 p.m. Those picking students up park on both sides of the street effectively blocking the passage of any emergency vehicle should one have to pass through there. President Jones suggested avoiding the area at that time; child safety is paramount.

Door prizes - Before moving on to the election of officers attendees were asked to have their raffle tickets ready and Cynthia's grandson was appointed as the designated ticket drawer. Door prizes this

year were from Starbucks, Harnick Orthodontics at 4101 Morris and Morris and Comanche Auto Service at 3701 Morris. Robert Muñoz, the owner of the Auto Service, and mechanic to many people present in the room, gifted 6 people with t-shirts commemorating fallen service personnel. The six winners were Faye Ingle, Carmen Leach, Lori Parenti, Joan Reynolds and two others. Margaret Johnson won an Oral-B power toothbrush and other oral hygiene supplies donated by Harnick and Cynthia Klaila was the happy winner of the Starbucks gift card.

Trivia Quiz - There was actually a tie for the greatest number of correctly answered questions though Margaret Johnson ceded to Joan Reynolds who was delighted to receive a gift certificate for \$25 to Pelican's Restaurant.

Election of slate of five (5) officers - actual positions to be appointed at first Board Meeting. SGANA By Laws allow for nominations of self (or others) from floor to serve on Board. Acceptance of the slate of nominees is by vote of attendees who are residents of SGANA.

- The **President** is responsible for establishing agendas for and conducting meetings, and is the primary contact for the Association. Dan Jones currently serves in this position and is willing to continue.
- The **Vice President** acts in the absence of the President. Mark Webb has been serving in this position and is stepping down.
- The **Treasurer** collects, protects and disburses Association funds. Passes auditable records to her/his successor. Cynthia Klaila currently serves in this position and is willing to continue.
- The **Secretary** records complete minutes of all Board and General meetings and passes them to her/his successor. Carol Driscoll currently serves in this position and is willing to continue.
- The **Member at Large** provides continuity to succeeding Boards. Rick Brittain has been serving in this position and is willing to continue.

Joan Reynolds moved that the self-nominated slate of Dan Jones, Cynthia Klaila, Carol Driscoll and Rick Brittain be accepted. Irene Lee seconded the motion. When President Dan called for discussion, a conversation between Cynthia and Margaret Johnson resulted in Margaret self-nominating for the fifth position. Joan Reynolds' move was amended to include Margaret on the slate and Irene Lee seconded. The motion passed unopposed. Positions will be appointed by the board at its first meeting and announced in the upcoming newsletter.

President Dan Jones called for a move to adjourn which was made by Joan Reynolds, seconded by Irene Lee and passed unopposed.

Meeting adjourned at 8:40 p.m.

Respectfully submitted by,

Carol Driscoll

Carol Driscoll, Secretary

Attachments: Agenda, Annual Report, Announcement, Treasurer's Report

ANNUAL MEETING AGENDA; October 20, 2014, 7:00 p.m.

As people enter -

- Sign-in and dues collection (\$10 per household); October 2014 - October 2015. Indicate on sheet whether or not they wish to receive email bulletins regarding crimes, crime prevention, etc.
- Take a door prize raffle ticket
- Take a pencil and copy of Trivia Quiz
- Indicate location of refreshments

Introductions (brief):

- Board Members
- Guests - Carl and Jean Chavez, ReMax Elite; former SGANA residents and co-presidents of Association
- Residents - self introductions; name and how long been in neighborhood
- **Brief** review of Agenda - speaker portion followed by reports, open forum, door prizes, quiz and election.
 - Does everybody have a raffle ticket?
 - Does everybody have a pencil and a copy of the quiz?

Speaker presentation:

- Carl and Jean Chavez who will be speaking on maintaining and improving property values, dealing with rental properties, being part of an aging population

Reports:

- Annual Report by President Dan Jones
- Treasurer's Report by Cynthia Klaila
- Secretary's Report; Carol Driscoll invite vote to forego reading 2013 minutes. Copy available at check-in table and available by email.
- Block Party/Movie Night - Rick, Dan, Mark

Open Forum:

- What are your concerns and desires for the neighborhood?
- Door prizes - have your raffle tickets ready - draw for winners - get name of winner & their prize.
- Albuquerque Trivia Quiz - has everybody completed it? Review answers; participants on honor system. Answer sheet, with information source, available on request.
- Election of slate of five (5) officers - actual positions to be appointed at first Board Meeting.
 - Nominations of self (or others) from floor to serve on Board.
 - Board meets about every 6 to 8 weeks for 1.5 to 2 hours at the home of a member.
 - Acceptance of nominees by vote of attendees who are residents and members of SGANA.
 - The **President** is responsible for establishing agendas for and conducting meetings, and is the primary contact for the Association. Dan Jones currently serves in this position.
 - The **Vice President** acts in the absence of the President. Mark Webb has been serving in this position and is stepping down.
 - The **Treasurer** collects, protects and disburses Association funds. Passes auditable records to her/his successor. Cynthia Klaila currently serves in this position.
 - The **Secretary** records complete minutes of all Board and General meetings and passes them to her/his successor. Carol Driscoll currently serves in this position.
 - The **Member at Large** provides continuity to succeeding Boards. Rick Brittain has been serving in this position and is stepping down.

San Gabriel Area Neighborhood Association Notice of 2014 Annual Meeting Monday, October 20, 2014 at 7:00 p.m.



Door prizes donated by local businesses
will drawn for residents who attend.

Test your knowledge of New Mexico by taking the
Trivia Quiz that was introduced at the 8/23 Block
Party. You must be present to collect a prize.

At the renovated Mitchell Elementary School Cafeteria
on the Inca Street side of the school.

The Board will provide refreshments and soft drinks.

This is our one opportunity to hear one another's concerns & learn what's going on.

Guest speaker(s) address housing values:

- Jean & Carl Chavez, ReMax Elite

Board Reports:

- President
- Treasurer
- Secretary

Open Forum: Your concerns and suggestions

Election of Officers:

The President is responsible for establishing
agendas for and conducting meetings, and is the
primary contact for the Association. Dan Jones is
currently filling this position.

The Vice President acts in the absence of the
President. Mark Webb served as vice-president
for the 2013-2014 year.

The Treasurer collects, protects and
disburses Association funds. Passes auditable
records to her/his successor. Cynthia Klaila is
currently filling this position.

The Secretary records complete minutes of all
meetings and passes them to her/his successor.
Carol Driscoll is currently serving in this position.
She wishes to remain on the board in some
capacity.

The Member at Large provides continuity to
succeeding Boards. Rick Brittain currently fills
this position.

Board meetings are about 1.5 hours long and
are held 6 to 8 times a year at the home of one of
the Board Members. Please contact any of the
current members if you would like to know more.

Do consider "running for office" or becoming part
of the Board in some way.

Dan - abqdanj@gmail.com or 814-4412

Mark mkwebb@swcp.com or 299-6675

Cynthia - 1nanack@gmail.com or 299-6596

Carol - caroldriscoll01@comcast.net or 332-8038

Rick - rick@passageabq.com or 563-0922

**SAN GABRIEL AREA NEIGHBORHOOD ASSOCIATION ANNUAL REPORT
OCTOBER 21, 2013 - OCTOBER 20, 2014**

4 Sponsored Events:

- 2013 Annual Meeting; speaker program, open forum and election of officers.
- April 26, 2014 Keep America Beautiful Day; active participation by some Board members
- June 7, 2014 Annual Neighborhood Yard Sale; known participating households about 16; all related publicity; Albuquerque Journal, signage, maps, lists, etc.
- August 23, 2104 Annual Block Party and Movie Night; in collaboration with Passage Community Outreach, The Cycle Cave and Mitchell Elementary School; attendance 100 - 200.

Publications:

- 3 Newsletters; November 2013, April and July 2014
- 3 Flyers, notices and signage for Yard Sale, Block Party and Annual Meeting
- <http://www.swcp.com/sgana/>

Initiatives:

- **Block Party/Movie Night** = collaborated with Passage Community Outreach and Mitchell Elementary School to develop a revised format for annual Summer Social (formerly Ice Cream Social).
- Completed attractive and durable **signage** for neighborhood events.
- **Treasurer established a database** to provide:
 - ✧ Treasurer with status of dues payments.
 - ✧ Board with resident contact information.
 - ✧ Acknowledgment of dues receipts to residents.
- Initiated **outreach to local businesses**:
 - ✧ To encourage collaboration between residents and business for neighborhood improvement.
 - ✧ To publicize businesses by way of SGANA newsletter interviews.
- Enrolled local businesses in providing **door prizes** for Annual Meeting to encourage attendance.
- Posted several simple ways residents could participate in **Make America Beautiful Day**. **President Dan and Treasurer Cynthia** led the charge both on their own properties and on neighborhood streets.
- Established practice of **Trivia Quiz** with prize awarded to Annual Meeting attendee with most correct answers.
- Participated in **District 8 Coalition meetings**.
- Established participation in **NextDoor**, a private social network for neighbors and community; current enrollment 60.
- Encouraged participation in **Mitchell School outreach** events, and support of staff and students through attendance, volunteerism and/or use of email and Nextdoor notifications.
- Maintained **SGANA email database** for sending bulletins, notices and items of interest to 85 subscribing residents.
- Maintained **liaison with APD's** Crime Prevention Specialist at Foothills Sub-Station.
- Met all **reporting requirements** to city and state agencies.
- Continued to encourage establishment of Block Watch units and Neighborhood Call Lists.
- Maintained newsletter calendar of neighborhood events; published in all newsletters.
- Development of procedural documentation of Board responsibilities, report submissions, etc.

TREASURER'S REPORT 2013-2014
SAN GABRIEL AREA NEIGHBORHOOD ASSOCIATION

Balance on hand from October 7, 2013			\$1,151.04	(\$1140.14 checking plus \$10.90 petty cash)
Income/Dues				
		2-Nov	\$110.00	
		8-Jan	\$40.00	
		14-Jan	\$10.00	
		14-Feb	\$10.00	
		25-Feb	\$10.00	
		28-Feb	\$10.00	
		28-Apr	\$10.00	
		28-Apr	\$10.00	
		6-May	\$10.00	
		27-May	\$10.00	
		2-Jun	\$10.00	
		22-Jul	\$20.00	
		15-Sep	\$60.00	
Expenses				
	CK 1052	USPS 7-Oct	\$(9.20)	
	CK 1053	Berean Baptist 21-Oct	\$(50.00)	
	CK 1054	Carol Driscoll 21-Oct	\$(74.41)	
	CK 1055	Carol Driscoll 7-Jan	\$(125.29)	
	cash	Cynthia Klaila 14-Jan	\$(8.28)	(cash back from deposit)
	CK 1056	Dan Jones 10-Feb	\$(15.00)	
	CK 1057	Fast Signs 5-May	\$(53.50)	Vinyl lettering for signs
	CK 1058	Lowe's 5-May	\$(28.32)	sign board & paint
	CK 1059	USPS 9-May	\$(29.40)	60 stamps
	CK 1060	Fast Signs 24-Jun	\$(140.71)	Vinyl lettering for signs
	debit	Bank of ABQ 1-Jul	\$(16.95)	deluxe checks - 2 boxes
				reimburse Carol \$70.65 +
				\$73.21 for Staples copies,
				\$37.40 for ABQ Journal ad
				for SGANA garage sale =
				\$180.26 AND purchase
				bottled water for Block
	cash w/d	Bank of ABQ 30-Jul	\$(200.00)	Party \$26.91 **

cash pmnt	petty cash 1-Aug	\$(6.91)	excess from 7/30 cash w/d needed for bottled water for Block Party
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\$(437.97)

Current SGANA Balance

Today

\$713.07

(Includes \$3.99 in petty
cash)
Checking balance

Balance on hand as of 10/20/14:	
Checking account	709.08
Petty cash	3.99
TOTAL	\$713.07