

---

**GNA Annual Meeting Agenda  
07 December 2013  
10:00 am at the Tomé Community Center**

**1) Welcome and Introductions**

**2) Announcements**

- ◆ As noted in the minutes of the last Association meeting, the December meeting is the GNA's Annual Meeting. The 2014 Board members will be elected at this meeting<sup>1</sup>. The terms of office for the current Board members expires on 31 December. The Director, Representative, and Coordinator will run for reelection. The Secretary and Treasure positions are open. As of the date of distribution of this agenda one person, Matt Coccari, has declared he will run for the Treasure position but no one has yet to do so for the Secretary's position. An absentee ballot is attached for those unable to attend the meeting in person.
- ◆ Volunteers are still needed for all Committees, including:
  - Covenant Compliance Committee
  - Finance Committee
  - Neighbor Watch Committee
  - Welcome Committee

**3) Director's Report**

- ◆ A contract has been signed with Sentry Management Company to deal with the day-to-day operation of the association. More details concerning this will be made as they become available.

**4) Neighborhood Watch Report**

**5) Storage Center Report**

**5) Treasurer's Report**

- ◆ See Balance Sheet and Income and Expense Statement on page 2.

**6) Adoption of 2014 Budget**

- ◆ See detailed Budget on page 3.

**7) Open Discussion**

**Adjourn**

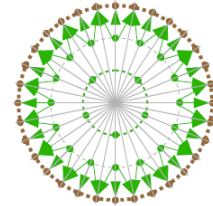
---

**<sup>1</sup> 2.3 Voting Rights**

- a. The owner of a dwelling shall have the right to vote. Where more than one person owns a dwelling, or an interest therein, the concurrence of all such owners shall be necessary to vote.(2.3a)
- b. The right to vote shall be denied to a member in arrears.

**3.1 Elections**

- a. Any member may nominate a candidate.
- b. Eligibility is available to homeowners who permanently reside within the Covenant boundary.
- c. Elections shall occur by a majority vote of the membership present at the Annual Meeting.
- d. The right to hold position shall be denied to a member in arrears.



**Good Neighbor Association, Inc.  
Balance Sheet and Income and Expense Statement  
As of 22 November 2013<sup>2</sup>**

**ASSETS**

Amount in Account    **\$ 7,225.24**

**LIABILITIES**

None

**Income and Expense Statement as of 22 November 2013**

**INCOME**

Assessments	\$32,490.47
Settlement	\$11,000.00
Storage Center	\$ 1,559.43

**Total Income:                    \$45,049.90**

**EXPENSES**

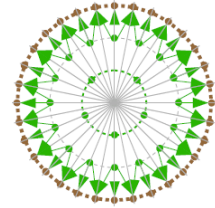
Electricity	\$ 2,190.79
Insurance	\$ 4,205.48
Internet	\$ 119.40
Landscaping	\$13,363.05
Legal <sup>3</sup>	\$15,000.00
Meeting Room Rental	\$ 500.00
PO Box	\$ 54.00
Postage	\$ 275.50
Recording Fees	\$ 25.00
Supplies	\$ 1,525.39
Income Tax	\$ 237.00
Property Tax	\$ 329.05

**Total Expenses:                    \$37,824.66**

---

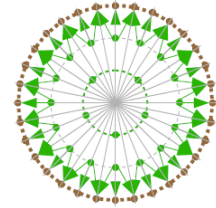
<sup>2</sup> The GNA checking account was opened on 29 May 2012 with the Settlement funds received from the Valley Improvement Association (VIA - the developer).

<sup>3</sup> No major legal expenses following settlement of the case with the developer, in March 2013, are expected.



**Proposed GNA Budget for 2014**

<b>Item</b>	<b>Amount</b>
Management Company	\$24,000
Rent for Monthly Meeting Venue	\$200
Webmaster.com - ISP hosting LasMaravillas.org	\$120
Startup Costs	\$12,000
Taxes (Federal and County Property)	\$1,000
Annual P.O. Box Rental	\$54
Annual Insurance Premium	\$4,000
Landscaping Contract	\$10,000
Irrigation	\$5,200
Utilities (Storage Center Electricity)	\$1,750
Maintenance	\$1,000
Supplies (paper, envelopes, stamps, recording fees, ...)	\$400
Capital Equipment (Security, storage shed, kiosks, ...)	\$2,000
Reserve (for unanticipated maintenance and other expenses)	\$900
<b>Total Estimated Expenses:</b>	<b>\$62,624</b>
Less income from Storage Center	\$2,200
<b>Total Supported by Assessments:</b>	<b>\$60,424</b>
<b>Annual Assessment</b>	<b>\$200</b>



---

**2013 GNA General Election Absentee Ballot**

Director      Rick Wilson \_\_\_\_\_

\_\_\_\_\_

Representative      Randy Cox \_\_\_\_\_

\_\_\_\_\_

Coordinator      Deb Bellinger \_\_\_\_\_

\_\_\_\_\_

Secretary      \_\_\_\_\_

\_\_\_\_\_

Treasurer      Matt Coccarri \_\_\_\_\_

\_\_\_\_\_

Voter address: \_\_\_\_\_

Voter Signatures: \_\_\_\_\_

\_\_\_\_\_

Rick Wilson, Randy Cox, and Deb Bellinger are running for reelection to the positions of, Director, Representative, and Coordinator, respectively.

Matt Coccarri has declared he will run for the Treasure position but, as of 26 November, no one has yet to do so for the Secretary's position.

Votes for write-in candidates must be accompanied by a signed note from the candidate stating their agreement to run and willingness to serve, if elected.

Ballots may be returned by email to [Ballot\\_Counter@LasMaravillas.org](mailto:Ballot_Counter@LasMaravillas.org), by giving a completed ballot to someone who will be attending the meeting, or by mailing it to GNA, P.O. Box 576, Los Lunas, NM 87031.

All ballots by eligible members received by noon on Friday 06 December will be counted.

We are interpreting Bylaws §3.1.c's requirement "a majority vote of the membership present at the Annual Meeting" to be satisfied by an absentee ballot so as to not disenfranchise members living outside Valencia County or those unable to attend the Annual meeting.