

Seven Bar North Annual Meeting Minutes

Date: November 9, 2023

Time: 6:30 pm

Location: First Baptist Church, Rio Rancho

Members present: Terry Unruh, Nena Perkin, Laura Trumbull, John Currier, Joan Gillis, Ken McVey, Jared Goolsby, 39 homeowners, Jack Corder, Michael McGuffin and special guest Pete Gelabert, APD Crime Prevention Specialist.

Board President Terry Unruh introduced himself and the new members of the board:

Vice President Nena Perkin

Secretary Laura Trumbull

ACC Chair Jared Goolsby

Treasurer Ken McVey

Mr. Unruh noted that there were not enough homeowners present and not enough proxies received to have a quorum. He then turned the meeting over to Mr. Goolsby.

Mr. Goolsby reminded the homeowners that changes to their homes need to be approved by the Architectural Control Committee. There is an ACC form on the HOA website. He stated that often times the form is not filled out completely. Photos need to be included. The ACC endeavors to approve the requests within twenty-four hours.

Ms. Gillis, Communications Chair, stated that currently six HOA newsletters go out each year. Previously they were going out twice or three times a year. The amount of people viewing the newsletters online is low, only 39%. She asked that any suggestions for the newsletter be submitted to her. She also stated that website traffic is low and encouraged everyone to visit the website. The website is 7Barnorthhoa.com.

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Mr. McVey stated that there is money left in the landscape budget, but it is expected to be used to replace the irrigation system. He said that 102 homeowners are in arrears with dues. Jack Corder of Corder and Company pointed out that fourteen homeowners owe \$44,000.00. Mr. McVey said the HOA dues will not be increased in 2024.

John Currier, Landscape Chair, said that the irrigation lines along Seven Bar and Sierrita and the eight entrances will need to be replaced. Because the job will be costly, he is requesting several bids. He will be meeting with proposal respondents on November 20th to explain what needs to be done. When the bids have been received, he will present them to the board and a decision will be made. The job is expected to be spread out over two years due to the cost. Mr. Currier stated that there are many leaves falling in the area. The landscaping company works on a rotating schedule and will clean each area every four weeks. One homeowner asked if the Seven Bar North HOA was responsible for landscaping the median on Westside. Mr. Currier said it is the City's responsibility. Jack Corder said he would find out when the work would be completed.

Ms. Perkin presented compliance information and stated that the Board had abolished the Compliance Committee. Corder and Company will be sending out three violation letters now instead of four. The homeowner will have a total of forty-four days to correct the violation from the day the first letter is sent. The homeowner will be charged \$25 after the first letter, \$50 after the second and \$100 after the third. If the violation is not corrected, the matter will be sent to an attorney and the homeowner will be liable for all legal fees. Most violations, 80%, are corrected after just one letter. Corder and Company will be monitoring weeds all year now. Previously, they did not monitor them in the winter months.

Mr. Unruh introduced Pete Gelabert, Crime Prevention Specialist with the Albuquerque Police Department, West Side Station. Mr. Gelabert stated that property crimes increase during the holidays and offered some safety tips such as parking the car in the garage at night, but if that's not possible, take the garage door opener out of the car. He also suggested leaving lights on outside at night. A

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house can be placed on periodic watch by the northwest station when the homeowner is on vacation. Handouts attached in Attachment 1.

Meeting was adjourned at 7:45 pm.

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Attachment I



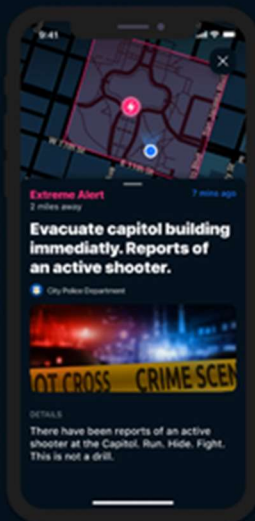
We're excited to announce that the Albuquerque Police Department has joined Atlas One, a new public safety network that will keep you connected and informed of nearby incidents, alerts, and announcements related to our community.

The Atlas One app will automatically send you an alert when a public safety issue occurs near your current location, or places you care about, such as your home, school, or office.

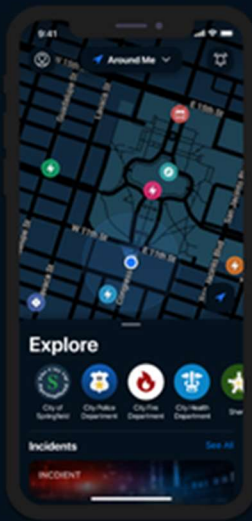
Stay Informed of Issues Around You



Receive Personalized Safety Alerts



Explore nearby events, incidents, places, and alerts



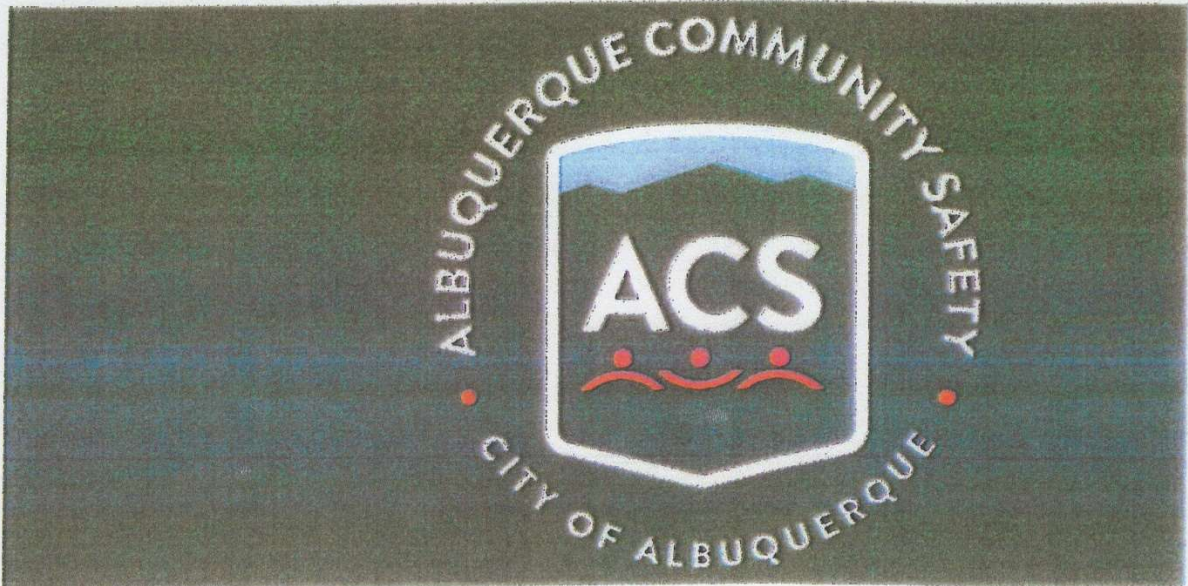
You can download the app for iOS and Android devices today!
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Attachment I

ALBUQUERQUE COMMUNITY SAFETY



Our Role

Information on ACS's role in the public safety system.

Where does ACS fit in the public safety system?

ACS is a cabinet-level public safety department, meaning we operate independently from and in collaboration with APD and AFR. What makes ACS different is our use of a public health model with a non-law enforcement-led response. ACS allows 911 dispatch to send trained professionals with backgrounds in behavioral and mental health and social services to non-violent and non-medical calls. The goal is to deliver the right response at the right time and to improve access to the broad range of social services from government and community-based organizations.

ACS responders use motivational interviewing, crisis intervention, de-escalation, cultural healing, and other proven strategies to address needs. ACS also addresses calls that do not require a behavioral health background, such as needle pickup and abandoned vehicles. ACS responders do not make arrests or issue citations, and instead connect individuals and families to services and resources in the community.

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Attachment I

Our Goals

ACS has a clear and critical focus as the newest branch of the City's 911 response. We have four strategic goals we aim to achieve in order to make an impact in Albuquerque. For more detailed information on our strategic plan, download our Organizational Plan.

Respond: Increase public safety by providing a holistic and trauma-informed response to calls for service.

Build: Establish a sustainable and long-term presence that is woven into the community and the public safety ecosystem.

Engage: Activate community partnerships and strengthen community engagement by enhancing relationships, trust, information sharing, and capacity building between the community and ACS.

Influence: Leverage ACS's position and knowledge to influence and inform the ongoing evolution of the larger (e.g., county, state, national) system of care.

ACS on Twitter

ACS Social Media



[ACS on Facebook](#)



[ACS on Instagram](#)

Contact Information

Emergencies: 911

Non-emergencies: 311

Administrative Office: 505-768-4227

acs@cabq.gov