

GCNA2019HOA

GRA Fed IRS# 34-2015947

PO Box 315
Valdez NM 87580

Gallina Canyon Neighborhood Association

Homeowners agreement

1. **PURPOSE:** To maintain sections of Gallina Canyon Road (originally recorded as Gallina Creek Road and changed to Gallina Canyon Road by Taos County Planning Dept., ca. 1990s).

2. **MEMBERSHIP:** Shall consist of any landowner(s) of property within the original parcel owned by Dutch Law, as shown on the Law Master Plat, survey number 76-64, made by Rio Grande Surveying Service in March 1976.

Voting rights terminate annually on July 1 each year. Membership is automatically reinstated with payment of the new year's annual assessment(s).

There shall be one membership and one vote per lot.

3. **MEETINGS:** There shall be one mandatory meeting annually as close as possible to June 1 each year, or with proper notice given two weeks in advance of said meeting. A quorum shall consist of voting members present at an official meeting. It shall be the commissioners' duty to inform members of time and place by notifying and/or posting signs. New commissioners shall be elected (or reelected) and roadwork to be completed shall be discussed at this meeting.

Additional meetings maybe be called by a minimum of two commissioners. Two weeks' notice shall be given to all members by notifying and/or posting signs.

4. **COMMISSIONERS:** There shall be three to five commissioners elected by the majority of voting members at the annual meeting. Commissioners shall divide duties such as accounting,

treasurer, secretary etc. between themselves. Commissioners shall fill any vacancies on the road commission and who will serve until the next general meeting.

Commissioners shall decide on road work to be done and how monies shall be spent. Commissioners shall make road decisions deemed to be in the best interest of all members. In a dispute between commissioners, a majority vote of the commissioners shall preside or a meeting called where a majority of voting members present shall preside.

Commissioners shall appoint members for special purposes such as contacting Taos County officials etc., if it is not convenient to call or hold a meeting.

A commissioner may be removed from office by a majority vote of members at a meeting called by three voting members as per the aforesaid procedure.

5. ANNUAL ASSESSMENTS: Basic annual assessments shall be determined by voting members present at the annual meeting. A flat rate per lot was decided upon at the July 25, 2015 annual meeting, changing the Bylaws from a “proportionate” assessment rate to a flat “homeowners association” rate. As of June 2018 the annual rate is \$250, with the understanding that snow removal may require additional assessments to keep the road safe and accessible.

Special Initiation Assessment: Any homeowner(s) who subdivides a lot is responsible for a pro-rata share of the fees collected to that date as an initiation fee for additional road users.

6. GRA ACCOUNT: A GRA checking account is set up at Hillcrest Bank of Taos under the name of Gallina Road Association. Signatures of two commissioners are required on the signature card. A check signer can be recalled by a majority vote of the membership at any meeting. A commissioner treasurer will keep an accounting of all money spent from the account and any member may request to see accounting at any time.

Minutes/ or newsletter announcement will be made announcing a change of commissioner(s) with name and date of new commissioner taking office and adjustment of the signature card must be made at the bank, including a copy of the announcement of the new officer to the bank as required.

7. MAP: A map showing Gallina Canyon Road and Dutch’s Road is attached to the bylaws. The map defines where common road areas are, distances to each landowner’s parcel to the north

boundary. Attempts to update the map annually will be made by any member chosen by the GRA commission to do so.

8. **VOLUNTEER ROAD CREWS:** Commissioners may call for a roadwork day for any convenient time. One week's notice shall be posted. It is requested that all members participate in these work parties.

9. **SNOW REMOVAL:** Resident members shall be assessed an annual snow removal fee, determined by commissioners based upon road conditions.

LIABILITY: Neither the GRA, its commissioners nor any individual members using Gallina Canyon Road shall be liable for loss of property or bodily injury caused to anyone through the use of Gallina Canyon Road. Whatever legal means necessary to accomplish this limit of liability shall be pursued.

Revised at GRA annual meeting July 25, 2015 at 224 GCR; updated Sept. 26, 2019 by Virginia L. Clark, GRA Commissioner Secretary. Original on file in green documents binder with GRA Treasurer &/or GRA Secretary

2025 GRA Commissioners:

Don Schieber,

Bob Remiger,

Virge Clark Secretary,

James Prato Treasurer,

Dick Kincaid,

Rick Jackson