

Some text has been redacted to protect confidential/legal discussions

**GCA Board Meeting Minutes
Friday, January 17, 2025, 11 a.m.
Galisteo Community Center**

Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer) Greg Salustro, (secretary), Paul Davis, Kim Gilbreath, Caroline Hinkley, Rob King, Ann Senuta

Minutes of the December Meeting were approved.

Financial Report: Treasurer presented 2024 Profit & Loss statement. Board members commented on successful fundraising year and good financial health overall. Discussion about upcoming wish list for GCA repairs totaling \$8,000 to \$10,000 for 2025. Short discussion about assisting Nuestra Senora de los Remedios with some cemetery structural repair; a Board member will inquire.

Financial report: Approved

Community Center Rentals: Sandy presented a year-end report showing and average of four rentals per month, significantly up from 2023. Sandy distributed current rental schedule.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate.*

A. Current business

1. [REDACTED]

2. **2024 Donation Letter** generated both income and at least one new volunteer.

3. **Wish List.** budgeting for CC repairs; see above.

4. **MEA Water Usage.** Ann S. has prepared letter.

5. Highway 41 Committee updates. Committee will look for suitable stone for signage on private property throughout village.

6. Septic maintenance. Time for regular maintenance.

7. Canning Event Idea. Greg will organize “Canning Cooperative” for summer 2025

8. Holiday arty report. Board commended Kim and Alex Finlayson for a hugely successful Holiday party. Discussion about future events needing GCA budget allocation. Acknowledgement to Ramona for donating ceramic mugs made by Priscilla Hoback to GCC.

9. Plan Archival Cleanup Date. Jennifer will schedule with volunteers needed.

10. Guild ideas: Marketing and recruitment ideas were briefly discussed.

- **Volunteer Guild.** Bonny Bufkin has agreed to oversee coordination of volunteers for all guild efforts.
- **Help a Neighbor Guild**
- **Community Breakfast Guild**
- **Welcome Guild**
- **Community Clean-up Guild:** Anna Cardenas will lead, has ideas about increasing participation John and Tonya are stepping aside after their generous leadership of many years.
- **Community Center Garden Guild:** Alex and Steve
- **Bosque Green Team Committee** will meet in the February

11. Defibrillator is covered by liability laws. Passive use machine eliminates any potential misuse.

12. At the February meeting, Board will discuss nominations and recruitment for 2025 GCA Board to be elected at March meeting.

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

Next Meeting: February 20, 11 a.m., GCC

Some text has been redacted to protect confidential/legal discussions

**GCA Board Meeting Minutes
Friday, February 21, 10 a.m.
Galisteo Community Center**

Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer) Greg Salustro, (secretary), Caroline Hinkley, Ann Senuta **Absent:** Paul Davis, Kim Gilbreath, Rob King

Minutes of the January meeting were approved.

Financial Report: Insurance expires April 1; must find new carrier. CD needs rollover in April. Financial report approved.

Community Center Rentals: Sandy distributed the calendar of upcoming events and rentals.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate.*

A. Current business

[REDACTED]

2. **GCC exterior water.** Discussion about water shut off and isolating the outdoor faucet. Work is in process, and resolution not a complicated matted.
3. **Volunteer Guild.** Bonnie Bufkin will chair volunteer recruitment for each guild. Website additions will be helpful.
4. **Saturday morning community gatherings.** Corey McGillicuddy would like to have group to discuss stress and coping on our chaotic world. Board will request \$20/hour.
5. **Galisteo Arts** will pay \$40 for the recent authors event.
6. **Annual elections** for GCA board membership/executive positions will be held at special meeting/community breakfast on March 29 at 9 a.m. at GCC. GCA will sponsor potluck breakfast. Board discussed potential board candidates and possibly creating an "Alumni Board" comprising of past board members.
7. **Discussion** of proposed solar farm near Stanley and existing "glamping" project across Hwy 41 from MEA.
8. **GCC repairs.** Ongoing. Jerry Kruse offered to pay for painting of shed.

9. **Highway 41 Committee updates.** Village entry sign plans are ongoing with proposal due to Matthew McQueen to present during legislative budget sessions. GCC will host a Pie Social on March 9 inviting all community members to coordinate lobbying efforts and plan strategy with Governor's office to deal with traffic concerns along NM 41.
10. **Septic maintenance.** Jennifer and Sandy are coordinating.
11. **Defibrillator** for Community Center scheduled for March 11.
12. **Archival clean-up** done February 6 by Kim and Jennifer.
13. **Community Burn Day.** Tabled
14. **Mosquito mitigation.** Pellets will be made available for landowners
15. **Community Garden.** Issue tabled for upcoming meetings
14. **Guild ideas:** Marketing and recruitment ideas were discussed.
 - **Volunteer Guild.** Bonny Bufkin, chair
 - **Special Events and Fundraising Guild** - discuss sandwich board usage
 - **Community Breakfasts Guild** - See Volunteer Guild
 - **Help-a-Neighbor Guild** - See Volunteer Guild
 - **Community Clean-up Guild** - Youngs have retired. Anna Cardenas has offered to chair.
 - **Welcome Guild** - Kim Gilbreath
 - **Community Center Garden Guild** - Alex Finlayson and Steve Riemer
 - **Bosque Green Team** - 17 volunteers so far; co-chairs Margaret Wrinkle and Ann Nye

B. New business

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

Next meeting: March 28, 2025; 10 a.m., GCC

**GCA Board Meeting Minutes
Friday, March 28, 2025, 10 a.m.
Galisteo Community Center**

Attendance. Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer), Greg Salustro (secretary), Caroline Hinkley, Ann Senuta **Absent:** Paul Davis, Kim Gilbreath, Rob King

Minutes of the February meeting were approved.

Financial Report: Board agreed to renew CD for 2025. Insurance policy up for renewal; see Item #10 below. Financial report approved

GCC Rentals: Sandy distributed an updated calendar for the next few months.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate.*

A. Current business

1. **Prairie dog town.** A Santa Fe neighborhood has asked if GCA would be willing to relocate a town of prairie dogs onto GCA property. Board voted no, but individual landowners may be willing to allow relocation onto their property.
2. **Green Team update.** Board discussed asking Green Team volunteers to sign liability waivers. Board approved purchase of weed wrench and mosquito mitigation pellets. Board discussed removing Green Team from list of GCA Guilds; no decision.
3. **Galisteo website.** Board engaged in an extended conversation about utility and future of website. All agreed website is major community resource for village. Webmaster Ann S. offered to continue updating website. Sandy will be backup webmaster.
4. **Saturday afternoon community gatherings.** Corey McGillicuddy wants to lead community group to provide support around current events. Corey should contact Sandy.
5. **GCA Board elections.** Elections are March 29. Potential Board members Teresa Montoya and Jackie Wilbur. Ann Nye is ending her first term and will be up for reelection. Ann Senuta is departing Board.
6. **Community breakfast and village cleanup.** Saturday, April 26. Community will meet at GCC with breakfast provided by GCA. We are now part of Adopt-a-Highway so SF County will provide bags and pick them up.
7. **GCC repairs.** Septic work completed. Work on GCC temporarily postponed until end of April/early May.
8. **Pie Social.** Twelve people attended, wrote letters to legislators and ate pies.
9. **GCC Garden Guild.** Gardeners Alex and Steve are no longer be responsible for GCC garden maintenance. Discussion about maintaining outdoor garden using volunteers. Consensus

that future garden plantings need to require less maintenance. Board members will look for other volunteers to assist.

10. **Insurance update.** Ann N. is looking for new insurance carrier for GCC. Agents are in Las Cruces, and they've offered to find new policy.
11. **Bulletin board guidelines.** Latest issue resolved. After discussion, Board resolved to not issue strict guidelines but to suggest that any community board postings indicate person posting and date.
12. **Board meetings.** Board approved changing monthly meetings from third Friday of each month at 10 a.m. to third Wednesday each month at 6:30 p.m. Board approved holding quarterly community meeting for all community members.

13. Guild activity

- Volunteer Guild - Bonnie Bufkin, chair
- Special Events and Fundraising Guild, chair TBD
- Community Breakfasts Guild, chair TBD
- Help-a-Neighbor Guild, chair TBD
- Community Clean-up Guild - Anna Cardenas, chair
- County Adopt-a-Road program, chair TBD
- Welcome Guild - Kim Gilbreath and Liz Rose, co-chairs
- Community Center Garden Guild - Alex Finlayson and Steve Riemer departing, Kathryn Hart volunteered
- Bosque Green Team - Margaret Wrinkle and Ann Nye, co-chairs. Next meeting April 16

NEXT MEETING: April 16, 2025; 6:30 p.m., Galisteo Community Center

GCA Board Meeting Minutes Wednesday, April 16, 2025; 6:30 p.m. Galisteo Community Center

Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer), Greg Salustro (secretary), Kim Gilbreath, Rob King, Theresa Montoya **Absent:** Caroline Hinkley, Jackie Wilbur

Minutes of the March meeting were approved; Minutes of the Annual Meeting were approved

Financial Report: Submitted by Ann Nye and approved

Community Center Rentals: Sandy distributed calendar of upcoming events and rental schedule. Discussion about renting out GCC's tables and chairs to private party. Board voted to comp upcoming Democratic party event on May 4. Next Community Potluck will be May 24.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate. Email GalisteoVillage@gmail.com or call Jennifer Martin at (303) 506-8140 to get on the agenda.*

A. Current business

1. **Welcome new board members** Theresa Montoya and Jackie Wilbur
2. **Door lock codes.** Sandy is providing door lock codes for all board members.
3. **Sail shades** to be installed later in the month. Rob and Paul will coordinate.
4. **Insurance update.** Extended liability policy. Ann still working on finding provider for building coverage.
5. **GCA website.** Sandy and Ann Senuta are managing transition. Website needs GCA bylaws added and updated photos of GCC for rentals.
6. **Community Breakfast/cleanup** Saturday, April 26, 9 a.m. Breakfast provided by GCA from Fusion Taco.
7. **Bulletin Board guidelines.** Decision regarding guidelines is postponed until June meeting.
8. **GCC repairs.** Fernando is coming between April 27 and end of month to finish bathrooms, paint shed and complete outdoor window moldings.
9. **Wish list.** Board ideas.
10. **Guild ideas:** Marketing and recruitment ideas were discussed.
 - Volunteer Guild - Bonny Bufkin, chair
 - Special Events and Fundraising Guild - Bonny Bufkin, chair
 - Community Breakfasts Guild - See Volunteer Guild
 - Help-a-Neighbor Guild - See Volunteer Guild
 - Community Clean-up Guild - Anna Cardenas, County Adopt-a-road program.
 - Welcome Guild - Kim Gilbreath, Liz Rose. Idea approved to create book with all useful information for new neighbors.

- Community Center Garden Guild. Alex Finlayson and Steve Riemer ending April 26; Katheryne Hart and May Yen have volunteered.
- Bosque Green Team. Board reviewed waiver for volunteers to sign. Will vote to approve at upcoming meeting.

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: May 21, 2025; 6:30 p.m., Galisteo Community Center.

GCA Board Meeting Minutes Wednesday, May 21, 2025; 6:30 p.m. Galisteo Community Center

Attendance. Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer), Greg Salustro (secretary), Kim Gilbreath, Caroline Hinkley, Theresa Montoya, Jackie Wilbur **Absent:** Kim Gilbreath, Rob King, Greg Salustro (secretary).

Minutes of the April meeting were moved for next meeting.

Financial Report: Submitted by Ann Nye and approved

Community Center Rentals: Sandy distributed the schedule for GCC rentals for the next few months. She also asked for help in checking the Community Center for proper clean-up after events, and Theresa Montoya volunteered to help. It was suggested that a check-off list be made for posting on the website and in the community center that includes photos of how things are supposed to look.

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A. Current business

1. **New board member** Jackie Wilbur was introduced.
2. **Door looks** were updated for Jackie.
3. **GCC leaks.** Sandy talked about the emergency leaks at the shutoff valve and the

hydrant. After several issues, the bill was negotiated down to \$3,100 from \$5,000. Currently the leaks have been remedied, but there is a small leak in one of the bathrooms and in the irrigation system that Fernando will fix next week

4. **Sail shades.** Rob King supervised the return of the sail shades.

5. **Pickleball.** Mizu Desierto has inquired about setting up some pickleball activities. Three paddles were found in the green tub, but we are trying to find the net and balls.

6. **Community Breakfast** is scheduled for this Saturday, May, 24, at 9:30 a.m. Ann, Jennifer, and Jackie will do the set-up Friday at 4:30 p.m. The next breakfast is scheduled for June 28 at 9:30 am.

7. **GCC painting.** GCC's hallway, bathrooms, outdoor window molding, shed painting is scheduled to be finished next week.

8. **GCC locks.** Corey McGillicuddy experienced getting locked in the Community Center and had to climb out the archive window. We will talk with Fernando about installing an interior deadbolt.

9. **Green Team update.** Ann and Margaret Wrinkle applied mosquito mitigation to the bosque. Standing water was at a minimum. They will be scheduling Russian olive mitigation in the next weeks.

10. **Pet clean-up stations.** Theresa will be investigating pet clean-up stations for the village and see if we can afford to put in a few of them.

11. **Mowing GCC.** Jennifer will put out an inquiry to the community to find someone to volunteer or for hire to mow the Community Center.

12. Guild Activity

- **Volunteer Guild** - Bonnie Bufkin, chair
- **Special Events, Fundraising** - Bonnie Bufkin, chair
- **Community Breakfasts Guild** - See Volunteer Guild
- **Help-a-Neighbor Guild** - See Volunteer Guild
- **Community Clean-up Guild** - Anna Cardenas, County Adopt-a-road program.
- **Welcome Guild** - Kim Gilbreath, Liz Rose. Idea approved to create book with all useful information for new neighbors.
- **Community Center Garden Guild** - Katheryne Hart and May Yen have volunteered for gardening and landscaping. Need mowing.
- **Bosque Green Team Guild** - Margaret Wrinkle, Ann Nye.

B. New Business

Rod Hall requested to be on the next agenda to discuss the possibility of putting in a park in the 10-acre lot south of Mike Anaya's property that is owned by the GCA.

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: June 18, 2025; 6:30pm, Galisteo Community Center

**GCA Board Meeting Minutes
Wednesday, June 18, 2025; 6:30 p.m.
Galisteo Community Center**

Attendance. Present: Jennifer Martin (president), Ann Nye (treasurer), Greg Salustro (secretary), Caroline Hinkley, Rob King, Theresa Montoya, Jackie Wilbur **Absent:** Sandy Duran (vice president), Kim Gilbreath

Minutes of the April and May meetings were approved

Financial Report: Submitted by Ann Nye and approved

Community Center Rentals: Reported in Sandy's absence

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A. Current business

1. **Pickleball** is scheduled for Monday nights at the GCC basketball court. Equipment is set up with lockable bin; participants should bring their own paddles.

2. **Ice Cream Social** is scheduled for August sponsored by Gregory and Katheryne Hart Sunday July 16, 2 to 4 pm.

3. **GCC repair update.** Received estimate from Fernando to repair water piping by rerouting pipes from under building to alongside it. Minor bathroom repair will be done, which finishes all building repairs. Window trim repair scheduled. Jerry Kruse will paint shed when insects subside.

4. **Village entry signs.** Funding was approved for Village entry signs: SF County will appropriate funds and may be responsible for scheduling and completion of work.

5. **Highway clean-up.** Hwy 42 is officially part of the County Adopt-A-Highway program.

6. **Pet clean-up stations.** Theresa is spearheading the installation of pet clean-up stations through the county park system.

7. **Composting.** Lucy Lippard suggested we have a composting station in the village. Will be considered for agenda at upcoming Community meeting on June 28.

8. **Community Breakfast** and second quarterly **Community Meeting** will be held June 28 at 9:30 a.m. Volunteers will meet Friday to make burritos. Board will create an agenda with reports and time allowed for community questions/comments/discussion.

9. **Rodeo de Galisteo** will occur on July 19 and 20 with the rodeo parade morning of July 19. Board will coordinate with Galisteo Arts.

10. **Mosquito mitigation/bosque restoration.** Margaret has treated bosque standing water with mosquito repellent. Homeowners are responsible for Russian olive tree removal on their private properties.

11. **GCC mowing/trimming.** Angie Beauchamp/Gwen Feist have volunteered.

12. **Board Wish List.** GCA needs mower; will decide at upcoming meeting.

13. **Guild Activity**

- **Volunteer Guild** - Bonnie Bufkin, chair
- **Special Events, Fundraising** - Bonnie Bufkin, chair
- **Community Breakfasts Guild** - See Volunteer Guild
- **Help-a-Neighbor Guild** - See Volunteer Guild
- **Community Clean-up Guild** - Anna Cardenas, County Adopt-a-road program.
- **Welcome Guild** - Kim Gilbreath, Liz Rose. Idea approved to create book with all useful information for new neighbors.
- **Community Center Garden Guild** - Katheryne Hart and May Yen gardening and landscaping volunteers; Gwen Feisst and Angie Beauchamp volunteered for mowing.
- **Bosque Green Team Guild** - Margaret Wrinkle, Ann Nye, co-chairs

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: July 16, 2025; 6:30 p.m., Galisteo Community Center

**GCA Board Meeting Minutes
Wednesday, July 16, 2025; 6:30 p.m.
Galisteo Community Center**

Attendance. Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer), Greg Salustro (secretary), Kim Gilbreath, Theresa Montoya, Jackie Wilbur **Absent:** Caroline Hinkley, Rob King

Minutes of the June meeting were approved

Financial Report: Property tax report submitted. Financial report approved.

Community Center Rentals: September 6 will be movie night. August 16 and September 9 canning. Rob renting chairs July 19. Galisteo Arts needs chairs.

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A. Current business

1. **Pickleball** is set up with lockable bin. Will be Monday nights at 6:30 p.m. Lockable bin needs lock
2. **GCC repairs.** Water pipe replacement estimate from Fernando coming; will look for other estimates. Fernando will finish other repairs this week. Doorstops need WD-40.
3. **GCC donations.** New drinking glasses for 63 people and silverware for 40 have been donated. Sandy will write policy for use by GCC renters.

4. **Ice Cream Social** scheduled for August 17 at 3 p.m. Event will include letter writing to legislators.
6. Board discussed a **4th of July** breakfast or BBQ in 2026.
7. **Community Potluck Breakfast** scheduled for Saturday July 26, 9:30 a.m.
8. **Mosquito mitigation/bosque restoration.** On hold due to weather.
9. **GCC mowing/trimming.** Angie Beauchamp/Gwen Feisst volunteered. Irrigation issue. A new mower will be useful.
10. **Galisteo Arts shed.** Galisteo Arts will purchase and install its own storage shed. Fernando will pour foundation.
11. **Board wish list/ideas:**
- a. Pet clean-up stations/County with Anna - Theresa M.
 - b. Composting Station suggested by Lucy Lippard.
 - c. Board will consider camera for outside GCC.
12. **Guild Activity**
- B. **Volunteer Guild** - Bonnie Bufkin, chair
 - C. **Special Events, Fundraising** - Bonnie Bufkin, chair
 - D. **Community Breakfasts Guild** - See Volunteer Guild
 - E. **Help-a-Neighbor Guild** - See Volunteer Guild
 - F. **Community Clean-up Guild** - Anna Cardenas, County Adopt-a-road program.
 - **Welcome Guild** - Kim Gilbreath, Liz Rose
 - **Community Center Garden Guild** - Katheryne Hart and May Yen gardening and landscaping volunteers; Gwen Feisst and Angie Beauchamp mowing
 - **Bosque Green Team Guild** - Margaret Wrinkle, Ann Nye, co-chairs

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: August 20, 2025, 6:30 p.m.: Galisteo Community Center

GCA Board Meeting Minutes
Wednesday, August 20, 2025; 6:30 p.m.
Galisteo Community Center

Attendance. Present: Jennifer Martin (president), Sandy Duran (vice president), Ann Nye (treasurer), Greg Salustro (secretary), Kim Gilbreath, Theresa Montoya, Jackie Wilbur **Absent:** Caroline Hinkley, Rob King

Minutes of the July meeting were approved

Financial Report: Approved.

Community Center Rentals: Motion passed to mount tv monitor. Election day November 4. Halloween breakfast on October 25. Menu TBD

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate. Email GalisteoVillage@gmail.com or call Jennifer Martin at (303) 506-8140 to get on the agenda.*

A. Current business

1. **Tennis court** has lots of cracks and needs repairing. Jennifer contacted SF County.
2. **GCC plumbing repairs.** Water pipe needs replacement. Will circumvent building. Estimate from Fernando: \$2500.
4. **GCC repair update.** Fernando needs to finish moldings; estimate \$800. Jerry Kruse will pay Fernando to paint shed.
5. **4th of July** breakfast or BBQ for 2026.
6. **Community Breakfast Potluck** scheduled for September 20. Galisteo Studio Tour Board will host.
7. **Mosquito mitigation/Bosque restoration.** Later September to cut down Russian olives. Discussion about Bosque and trails.
8. **GCC mowing/trimming** and clean-up scheduled for September 27. Suzi Shanklin, Alex Finlayson, May Yen and Katheryne Hart have volunteered to maintain GCA garden.

9. **Annual calendar.** Discussion about creating a yearly calendar of GCA and community activities on the Galisteo website. Sandy will work with Jennifer on this.
10. **Volunteer Restructure.** Bonnie Bufkin will host an annual coffee to discuss/encourage volunteer activities.
11. **Village entry sign.** Liz Rose and Jennifer are working with SF County. Robert Lambert from the county will work as Liz as design vendor.
12. **Century Link landline outage.** See community email that Paul sent out.
13. **Community clean-up** scheduled for October 4. GCA volunteers will make burritos for all volunteers.
14. **Chile and Margarita fest** scheduled for November 8.
15. **Vibration study**
16. **Volunteer Guild** - Bonnie Bufkin, chair
- Special Events, Fundraising, GCA Breakfasts Guild - Bonnie Bufkin, chair
 - Help-a-Neighbor Guild - See Volunteer Guild
 - Community Clean-up Guild - Anna Cardenas/County Adopt-a-road program
 - Welcome Guild - Kim Gilbreath, Liz Rose
 - Bosque Green Team Guild - Margaret Wrinkle, Ann Nye

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: September 10, 2025, 6:30 p.m.; Galisteo Community Center

GCA Board Meeting Minutes
Wednesday, September 10, 2025; 6:30 p.m.
Galisteo Community Center

Attendance. Present: Jennifer Martin (president), Ann Nye (treasurer), Greg Salustro (secretary), Theresa Montoya, Jackie Wilbur **Absent:** Sandy Duran (vice president), Kim Gilbreath, Caroline Hinkley, Rob King

Minutes of the August meeting were approved

Financial Report: Approved.

Community Center Rentals: Sandy shared rental schedule.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate. Email GalisteoVillage@gmail.com or call Jennifer Martin at (303) 506-8140 to get on the agenda.*

A. Current business

1. Two new **dog waste stations** are in place at Galisteo's Community Center Park and Playground and the Phillip C. Watts II Memorial Park behind the mailboxes thanks to efforts by Theresa and Anna Cardenas.
2. **GCC water pipe replacement.** The \$2,500 estimate by Fernando to replace the water pipes at GCC was approved.
3. **GCC/shed repair update.** Fernando is on call and should come next week.
4. The **Village Garage Sale** is scheduled for September 13th. Ann will coordinate with Greg.
4. The **canning session** at the GCC will be on September 17, 11 am. Greg will send out a community notice.
5. The Halloween-themed **Community Breakfast Potluck** is scheduled for October 25; an information flyer will be posted at the bulletin board. Sandy will coordinate with Elections schedule at the GCC.
6. **Mosquito mitigation/Bosque Restoration.** Mosquito work has been postponed until spring. Volunteer group will work with Eldorado Community School teachers and students to take down Russian olives. GCC will provide treats (cookies). More information to come.
8. **GCC garden/ground clean-up** is scheduled for on September 27. Alex sent out a request for volunteers.
9. **GCC shade sails.** Rob will coordinate shade installation and removal each year. This should be added to the yearly calendar on the Galisteo website.

10. **GCC internet password update**/gateway. Sandy will update.

11. **Community/highway clean-up** scheduled for October 4. Volunteers are needed for burrito making October 3.

12. **Margarita and Chile Fest** is scheduled for November 8.

13. **Annual Donation List** preparation and planning to begin mid-October.

14. **Volunteer Guild** - Bonnie Bufkin, chair

- Special Events, Fundraising, GCA Breakfasts Guild - Bonnie Bufkin, chair
- Help-a-Neighbor Guild - See Volunteer Guild
- Community Clean-up Guild - Anna Cardenas/County Adopt-a-Road program
- Welcome Guild - Kim Gilbreath, Liz Rose
- Community Center Garden Guild - Katheryne Hart has volunteered to help. May Yen volunteered landscaping/Gardening advice. Alex still helping out with Steve.
- Bosque Green Team Guild - Margaret Wrinkle, Ann Nye

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: October 15, 2025; 6:30 pm, Galisteo Community Center

GCA Board Meeting Minutes
Wednesday, October 13, 2025; 6:30 p.m.
Galisteo Community Center

Attendance: Sandy Duran (vice president), Jennifer Martin (president), Ann Nye (treasurer), Greg Salustro (secretary), Jackie Wilbur **Absent:** Kim Gilbreath, Caroline Hinkley, Theresa Montoya

Minutes of September meeting were approved

Financial report postponed until November meeting. Ten-acre GCA property along Hwy 41 has not received property tax exemption, which would require posting notice that land is open to the public. Board discussed appealing this year vs. waiting until next year with no decision. Meanwhile SF County has lowered tax appraisal of property by 40%.

GCC rentals: Sandy presented rental schedule.

The Chinese New Year's party moved to February 21. December community breakfast cancelled. Board's December meeting will not be held at GCC.

Board approved the installation of signage at its 10-acre property along Hwy 41 that will state that property is open to the public during daylight hours. This will ensure that property qualifies for permanent property tax exemption.

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Public Comment Guest: Sean Sohn presented before the Board about his plan to open a boarding kennel. Guidelines from 2015 prohibited most family businesses. Sean argued for the zoning restrictions to be revised. Jennifer invited Sean to the next board meeting and asked that he present a plan at that time.

A. Current Business

1. GCC water pipe replacement Fernando scheduled to complete work.

2. GCC repair update. Window moldings need to be redone.

3. Community Breakfast Potluck scheduled for October 25 (Halloween theme)

4. A village water update evening will be on November 11. Board has created an agenda; Jennifer and Greg will meet to finalize the program.

5. Federal and state election schedules will be confirmed by Sandy.

6. The village garage sale on September 16 was a success. Lots of GCA items were sold that were taking space in the GCC shed.

7. Bosque restoration/Eldorado middle school event will be on October 30th. Jennifer will coordinate with Rich Shroeder and Margaret Wrinkle (Green Team). GCA Board members will provide cookies and refreshments for volunteers.

8. GCC garden cleanup. May Yen, Alex Finlayson and Suzi Shanklin are soliciting proposals for a new drip system. Board will wait until April.

9. Board member replacement for Rob King. Board will wait until April's annual meeting to fill positions; meanwhile Jennifer will talk to interested parties.

10. GCC internet password update/gateway. Sandy will set the passcode back to original.

11. Margarita and Chile Fest on November 8 has been moved to 3 pm. Sandy will create poster.

12. Garbage disposal for the GCC kitchen is paused for now.

13. December GCA Board meeting/holiday party will December 10 at Jennifer's house.

14. Annual donation list preparation. Greg will edit letter for a mid-November mailing.

15. GCA shed items have been moved to Kim Gilbreath's shed.

16. Volunteer Guild - Bonnie Bufkin, chair

- Special Events, Fundraising, GCA Breakfasts Guild - Bonnie Bufkin, chair
- Help-a-Neighbor Guild - *See Volunteer Guild*
- Community Clean-up Guild - Anna Cardenas/County Adopt-a-Road program
- Welcome Guild - Kim Gilbreath, Liz Rose
- Community Center Garden Guild - Katheryne Hart volunteered to help. May Yen volunteered landscaping advice. Alex Finlayson and Steve Reimer will help.
- B osque Green Team Guild - Margaret Wrinkle, Ann Nye

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: November 19, 2025; 6:30 p.m.

GCA Board Meeting Minutes
Wednesday, November 19, 2025; 6:30 p.m.
Galisteo Community Center

Attendance: Sandy Duran (vice president), Kim Gilbreath, Caroline Hinkley, Jennifer Martin (president), Ann Nye (treasurer), Greg Salustro (secretary), Jackie Wilbur **Absent:** Theresa Montoya

Minutes of October meeting were approved

Financial reports for September and October were approved. Board approved the installation of signage at its 10-acre property along Hwy 41 that will state that property is open to the public during daylight hours. This will ensure that property qualifies for permanent property tax exemption.

GCC rentals: Sandy presented rental schedule. The Chinese New Year's party moved to February 21. December community breakfast cancelled. Board's December meeting will not be held at GCC.

***Public Comment:** members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate. Please email GalisteoVillage@gmail.com or call Jennifer Martin at (303) 506-8140 to get on the agenda.*

Public Comment Guests: Suzi Shanklin, Alex Finlayson, and May Lin presented a proposal on a replacement irrigation system for outside the Community Center. The current system is obsolete. Estimates range from \$1,000–\$8,500. Lowest bid would replace current system, basic. Highest bid is "legacy version," expected to last many years and allow for future expansion. Maintenance would be separate. Includes a 3 to 5-year warranty. Plan calls for drought-tolerant plants and more efficient watering. Possible tax benefit for contractors. GCA Board should make its decision in next couple months.

A. Current Business

1. GCC water pipe replacement \$2,500. To be scheduled in spring.

2. Community Potluck Breakfast for December was cancelled.

3. Galisteo Village Water Report on November 11 was well attended. Jennifer reported on the successful middle school bosque science day. On January 16 there will be a bosque walkthrough with Jan Willam Jansens; River Source and other water information has been uploaded to the website.

4. December 10 GCA Board Meeting will be a closed meeting as allowed in GCA Bylaws.

5. GCC garden irrigation proposal. See above .

6. Annual donation list and letter preparation. The list is ready to go; letter needs addition of "wish list" and final editing. Greg will submit new draft to all board members

7. Updating year end filing for financial reports and minutes and financial reports. The filing of minutes is up to date; Ann will file financial reports as appropriate.

8. Updating door lock codes. All codes are up to date.

9. Galisteo Community proposed zoning committee. GCA Board will host an all-community meeting in January 2026 with the sole agenda item being current zoning codes and restrictions. Board will invite reps from the County Zoning Commission and members of the 2012-1017 Zoning Committee of GCA

10. Rod Hall letter. Jennifer has written Rod Hall about his orchard that is encroaching on GCA property. Rod and a GCA Board officer will do a walk through the property to check property lines. Sandy said there might be a survey of the property on file with the County Clerk.

11. Toxic road gravel study. Via La Puente and another road in the village might contain toxic materials that may have caused health problems. John Benjamin initiated a study and filed information years ago. Church to bridge. Greg will attempt to get further information from the County on the results.

13. GCC shade removal. Shades are down for the season thanks to volunteers Paul Davis, Kevan Saunders, Rob King, and Ken Frumin.

14. Volunteer Guild - Bonnie Bufkin, chair

- Special Events, Fundraising, GCA Breakfasts Guild - Bonnie Bufkin, chair
- Help-a-Neighbor Guild - *See Volunteer Guild*
- Community Clean-up Guild - Anna Cardenas/County Adopt-a-Road program
- Welcome Guild - Kim Gilbreath, Liz Rose
- Community Center Garden Guild - Katheryne Hart has volunteered to help. May Yen volunteered landscaping/Gardening advice. Alex Finlayson will help out with Steve Reimer
- Bosque Green Team Guild - Margaret Wrinkle, Ann Nye

Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: December 10, 2025; 6:30 p.m. Closed meeting.

GCA Board Meeting Minutes
Wednesday, December 10, 2025; 6:30 p.m.
Closed meeting - Jennifer Martn's house

Attendance: Sandy Duran (vice president), Kim Gilbreath, Caroline Hinkley, Jennifer Martin (president), Theresa Montoya, Ann Nye (treasurer), Greg Salustro (secretary), Jackie Wilbur

Absent: Ann Nye

Minutes of November meeting were approved

Financial reports for November – postponement approved

GCC rentals: Sandy presented rental schedule. Discussion about rental policy.

Public Comment: members of the GCA who are not scheduled on the Agenda may address a topic of interest to the Board for up to 3 minutes. GCA members may also observe the meeting but not participate. Please email GalisteoVillage@gmail.com or call Jennifer Martin at (303) 506-8140 to get on the agenda.

A. Current Business

- 1. GCC garden irrigation** proposal decision
- 2. GCC water pipe replacement** on GCC. \$2,500. To schedule for March or April
- 3. Quarterly community meeting** scheduled for January 28 at 6:30 pm. Discussion about how best to manage agenda.
- 4. Zoning and overlay update.** The Board voted not to support a review of the current zoning laws and overlay. Legal counsel has been arranged.
- 5. Toxic road gravel study.** Test results expected in January.
- 6. Annual donation drive.** As of December 10, 10% of goal achieved
- 7. Updating year-end filing** for minutes and financial reports. Filings will be done in January.
- 8. Rod Hall discussion.** Jackie can get inexpensive metal signs
- 9. Signage at village entrances.** State has money, but DOT hasn't approved.

10. Volunteer Guild - Bonnie Bufkin, chair

- Special Events, Fundraising, GCA Breakfasts Guild - Bonnie Bufkin, chair
- Help-a-Neighbor Guild - *See Volunteer Guild*
- Community Clean-up Guild - Anna Cardenas/County Adopt-a-Road program
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Executive Session: closed discussion of Purchase, Acquisition or Disposal of Real Property, as Allowed by Section 10-15-1 (H)(8) NMSA 1978, including: 1. Executive Management Personnel Matters. This session is limited to GCA Board members only.

NEXT MEETING: January 14, 2025; 6:30 p.m.; Galisteo Community Center