

Introduction

The Archives of the Ojitos Frios Ranches Homeowners Unit 1 are in three groups of files; a box of 3-ring binders (called in the following listing "Books"), a Pendaflex hanging file, and charts.

The following listing details the contents of the Books and the charts. Only the subject headings of the Pendaflex hanging files are given here because a detailed listing of their contents would have consumed a vast amount of time.

All Archives are kept with the OFRH1 Secretary and can be viewed by contacting him/her.

The Archives are described in the following order in this listing, Books in chronological order, the Pendaflex hanging files, and the charts.

Books are:

Jan. 2005 to Dec. 2006

Jun. 2006 to May 2007

Jun. 2007 to May 2008

May 2008 to May 2009

Jun. 2009 to May 2010

Miscellaneous correspondence

Jan. 2005 to Dec. 2006 Book

2005
January 4 OFRU1 Committee meeting agenda
February 21 OFRU1 Committee meeting agenda
April 11 memo to verify that several homeowners have given personal funds to repair subdivision roads
May 11 Notification by Sharon Greeley of Lot 14A, Unit 1 concerning refinishing of dwelling exterior
May 25 OFRU1 Committee meeting minutes
June 8 OFRU1 Committee meeting minutes
July 6 OFRU1 Committee meeting minutes
August 10 OFRU1 Committee meeting minutes
September 10 Letter from George (Vigil?), to Sal (Maese?) RE: Donation of level and snowplow operations.
September 15 OFRU1 Committee meeting minutes
September 19 Drawing - Preliminary culvert design by G.T. Vigil
September 20 Memo from G.T. Vigil, to Carol Lyne, RE: Roadways and driveways
October 19 Letter from Harry A., to OFRHA Executive Committee, RE: Incorporation as nonprofit
October 20 Letter from Chris Baca Chair OFHA, to unstated, RE: Mirasol upgrades. This appears to be a draft.
October 20 Letter from Virginia, to Sharon and Carol, RE: Impossible to determine
October 20 OFRU1 Committee meeting agenda
October 24 Letter from Dwinell Heverly, to OFRU1 Committee, RE: Repairs to Mirasol Road
October 26 Copy of IRS form SS-4 signed by Chris Baca
October 27 Articles of Incorporation filed with NM Public Regulatory Commission
October 27 Statement of acceptance of appointment by designated initial registered initial registered agent signed by Sharon Greeley
October 28 Letter from Chris Baca, to Rudy Romero Mora Electric Co-op Operations Manager, RE: location of electric boxes and high voltage lines
December 1 OFRU1 Committee meeting minutes of special meeting to discuss bylaws
December 4 Bylaws of Corporation OFRHA Unit One

Jan. 2005 to Dec. 2006 Book Cont'd.

2006
Undated An open letter to Chris Baca and members of the OFRHU1 Committee, RE: Dissatisfaction with actions of the Committee
January Letter from Sharon Greeley OFRU1 Secretary, to OFRU1 Homeowners, RE: Actions of the current Board and governance subcommittee
January Memo from Chris Baca, to Frances Casey et al, RE: Mirasol Road project
January 4 OFRU1 Committee meeting minutes
January 9 Memo from Salomon Maese Jr., To: OFRU1 Committee, RE: Resignation from Committee
January 10 OFRU1 Committee meeting minutes
January 23 Memo from Chris Baca OFRU1 Committee president, to Joseph Muniz et al, RE: Culvert design on driveways adjacent to Mirasol Drive
February 8 Letter from Chris Baca OFRU1 Committee president, to Rudy Romero Mora Electric Co-op operations manager, RE: Appreciation
February 12 Email from Sharon Greeley, to Tina Richards, RE: Comments on new bylaws
February 21 OFRU1 Committee meeting minutes
March 2 Receipt for \$400 for 40 yards of gravel from Carlos Andre
March 4 Culvert design drawing by G.T. (Vigil?)
March 31 Letter from Morris Eiland, to Sharon and Karyl, RE: Request for year of increase in annual dues from \$10 to \$15 per acre.
April 15 Letter from OFRU1 Committee, to OFRU1 Homeowners, RE: Formation of a non-profit corporation
June 4 OFRU1 Committee meeting minutes
December 10 Email from Salomon Maese, to numerous recipients, RE: Resignation from the Committee

June 2006 to May 2007 Book

Minutes tab

May 20, 2007 Board meeting
Statement of candidates for office
May 20, 2007 Election meeting attendees' signatures
May 20, 2007 Election meeting ballots
June 1, 2007 Board meeting minutes
June 13, 2007 Board meeting minutes
June 20, 2007 Board meeting minutes
Flyer announcing meeting of units 1 and 2 on Oct. 15, 2006
Agenda for Oct. 15 Board meeting
Oct. 15, 2006 Board meeting minutes
Oct. 26, 2006 Board meeting minutes
Oct. 30, 2006 Board meeting minutes
Dec. 18, 2006 Board meeting minutes

501C tab

Letter from IRS of Oct. 5, 2005 RE: not enough info to meet requirements for 501c3 tax exempt
Letter from IRS of Jan. 26, 2006 RE: cancellation of request for 501c3 tax exempt status

Construction tab

Letter of Sept. 23, 2006 from Ken and Mary King RE: approval for workshop/garage
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Voting tab

Undated letter from Committee to homeowners RE: announcement of new Committee, roads, re-

Proposal tab

Memo dated Oct. 14, 2006 to Committee members and homeowners from G.T. Vigil RE: completion of Mirasol project
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Dues/Billing tab

Letters to homeowners requesting annual fee payment. Attachment for each letter with amount due.
Letter of Nov. 2, 2006 from George Vigil to OFRHU1 Secretary RE: Lot siting

June 2007 to May 2008 Book

June 11, 2007 OFHRU1 Committee meeting
Minutes
July 10, 2007 OFHRU1 Committee meeting
Sign-in sheet
Treasurer's report
Minutes
August 14, 2007 OFHRU1 Committee meeting
Treasurer's report
Sign-in sheet
Summary of OFHRU1 Covenants
Minutes of July 10, 2007 OFHRU1 Committee meeting
Memo to George Schultz from Danelle Smith, Atty., Re: Ojitos Frios Homeowners Assn.
Minutes
August 28, 2007 OFHRU1 Committee meeting
Minutes
Letter of Sept. 4, 2007 from Chair Macomber to Gardunos Re: garage under construction and other matters
Letter of Sept. 6, 2007 from Chair Macomber to Committee members Re: Garduno situation
September 11, 2007 OFHRU1 Committee meeting
Minutes
Treasurer's report
Summary of OFHRU1 Covenants
Undated letter from OFHRU1 to Frank Trambly Construction covering payment of \$1365 for grading
Emails RE: property line disputes between Sharon Greeley and Gardunos.
Ojitos Frios Property list
Sign-in list for OFHRU1
Letter of Sept. 24, 2007 from Chair Macomber to Gardunos RE: violations of restrictive covenants
September 25, 2007 OFHRU1 Committee meeting
Agenda
Minutes
Part of an email of Oct. 9, 2007 RE: boundary lines between lots 14A and 14B
Undated letter from Chair Macomber to Raymond Garduno RE: extention of filing deadline on garage addition
Warranty deed and building permit for Garduno garage

June 2007 to May 2008 Book Cont'd.

October 9, 2007 OFHRU1 Executive Session
Sign-in sheet
Agenda
Undated letter from OFHRU1 Owners committee to Homeowners RE: legal status of the committee

October 9, 2007 OFHRU1 Committee meeting
Minutes
Sign-in sheet
Treasurer's report
Letter dated Oct. 9, 2007 from Chair Macomber to Gardunos RE: garage addition, north boundary setback, vehicles

November 14, 2007 OFHRU1 Committee meeting
Minutes
Email of Nov. 16, 2007 from Chair Macomber to Lupita Gonzalez RE: Garduno property situation
Email of Nov. 17, 2007 from Jim Peters to Committee RE: Garduno situation

December 11, 2007 OFHRU1 Committee meeting
Minutes
Sign-in sheet

January 8, 2008 OFHRU1 Committee meeting
Email of Dec. 19, 2007 from Andrea Garduno to Committee RE: removal of shed on north boundary of 14B
Email of Jan. 7, 2008 from Chair Macomber to Committee RE: removal of shed
Sign in sheet

February 21, 2008 OFHRU1 Committee meeting
Agenda
Minutes
Treasurer's report

June 2007 to May 2008 Book Cont'd.

March 20, 2008 OFHRU1 Committee meeting
Agenda
Minutes
Checking account activity reports and Treasurer's report
Sign-in sheet

April 17, 2008 OFHRU1 Committee meeting
Agenda
Sign-in sheet
Minutes

May 15, 2008 OFHRU1 Committee meeting
Agenda

May 18, 2008 annual meeting
Agenda
Minutes
Sign-in Sheet
Summary of road maintenance research and findings

May 2008 to May 2009 Book

April 2007 OFRHU1 Committee meeting

Minutes

May 2007 OFRHU1 Committee meeting

Minutes

June 19, 2007 OFRHU1 Committee meeting
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June 22, 2007 Letter from Dolores and Solomon Maese RE: fees for road assessments

Minutes

July 17, 2007 OFRHU1 Committeee meeting

Minutes

August 21, 2007 OFRHU1 Committee meeting
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Minutes

Sept. 18, 2007 OFRHU1 Committee meeting

Minutes

Letter of Sept. 12, 2007 from Chair Macomber to homeowners RE: unauthorized road maintenance, delinquent accounts and culvert inventory

Agenda for Sept. 18 meeting and Board of Directors special joint meeting
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Email from Jim Peters to Board members RE: diagram on Mirasol bid and unauthorized roadwork

Oct. 16, 2007 OFRHU1 Committee meeting
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Minutes

Nov. 20, 2007 OFRHU1 Committee meeting
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Minutes

Jan. 25, 2008 OFRHU1 Annual meeting

Agenda

Minutes

Feb. 19, 2008 OFRHU1 Board meeting

Minutes

May 2008 to May 2009 Book Cont'd.

March 26, 2008 OFRHU1 Board meeting
Agenda
Minutes
Treasurer's report - date unknown
Building report information
Architectural request information form and instructions
Letter to homeowners requesting volunteers for road maintenance tasks
May 14, 2008 OFRHU1 Board meeting
Minutes

June 2009 to May 2010 Book

June 2009 OFRU1 Board meeting
Minutes
July 2009 OFRU1 Board meeting
Minutes
August 2009 OFRU1 Board meeting
Minutes
September 2009 OFRU1 Board meeting
Minutes
October 2009 OFRU1 Board meeting
Minutes
November 2009 OFRU1 Board meeting
Minutes

Miscellaneous Correspondence Book

Undated

Letter of transmittal for \$15 per acre for HOA fees for McCoys on Sara Road
Procedures and information for approval of building plans on homes, etc.
Ojitos Frios lot development information - driveways and lot entrances drainage
Draft letter to Madaleno and Priscella Barboa RE: unapproved addition to dwelling

2002

03-23	Letter from George Scholz OFRU1 Committee Chair, to Homeowners Association members, RE: Announcement of annual meeting
06-10	Letter to Timothy Rogers from Andrea Mauldin-Garduno, RE: request for addresses of Ojitos Frios Ranches landowners
07-08	Letter to Homeowners, From Andrea Mauldin-Garduno, RE: New HOA officers, annual meeting business, Joy Rae lawsuit, dogs, non-working vehicles.

2003

01-15	Email to Peter and Tina Richards, George Scholz, From: Andrea-Mauldin-Garduno, RE: Past due accounts
02-09	Email to Andrea-Mauldin-Garduno, From: Dwane Durant, RE: Contact information
07-12	Email to Andrea-Mauldin-Garduno, George Scholz, Dwane Durant, RE: Taylor Wells
08-06	Email to Andrea-Mauldin-Garduno, From: George Scholz, RE: RV's in the subdivision
09-01	Email to Tina Richards, et al, From: Andrea-Mauldin-Garduno, RE: Taylor Wells
09-19	Letter to property owners, from OFRH Association, RE: Proposal for Unit 2 to help maintain Mirasol/Dorothy intersection.
09-29	Email to Andrea-Mauldin-Garduno, From: Karyl Lyne, RE: Water
09-30	To Ojitos Frios HOA, From: Albert and Rebecca Burbon, RE: Transmittal letter for \$75 by Unit Two
09-03	Letter to Fidel and Angelina Valencia, From: George Scholz, President OFR, RE: Request for building plans
09-03	Letter to David Smith, From: George Scholz, President OFR, RE: Request for building plans
09-03	Letter to Chris and Loretta Baca, From George Scholz, President OFR, RE: Request for plans regarding a temporary mobile home
10-04	Email to Andrea-Mauldin-Garduno, From: Loyd (last name not stated) email address cltackitt@lasvegas-nm.com RE: sharing costs with Unit Two on maintenance and Taylor Wells

Miscellaneous Correspondence Book Cont'd.

2004

01-10	Handwritten minutes for 01-10 HOA Board meeting
06-04	Letter introducing new HOA officers and transmitting financial report
07-24	Email from Andrea Mauldin-Garduno, to Sharon Greeley et al, RE: Wall height variance and setbacks
07-29	Email to Andrea-Mauldin-Garduno, Salomon Maese, From: Edith Eiland, RE: road grading and Unit two payments
08-13	Email to Andrea Mauldin-Garduno, From Edith Eiland, RE: Thinning of trees
08-22	Email to Andrea Mauldin-Garduno, From Sharon Greeley, RE: Request for Minutes
10-25	Email from George Scholz, to Andrea Mauldin-Garduno, RE: Response to Debbie McClellan on water and septic requirements
11-13	Email from George Scholz, to Andrea Mauldin-Garduno, RE: McClellan Water and septic, cont'd.

2005

10-05	Letter from IRS, to OFRHA1, RE: application for 501(c)(3) exemption
12-01	Minutes of special meeting to discuss bylaws
12-12	Bylaws of corporation, Ojitos Frios Homeowners Association

2006

	Letter introducing new OFRHA committee - may be a draft
	Letter introducing new OFRHA committee - may be a draft
	Letter from OFRHA Treasurer requesting submission of lot fees
06-25	Letter introducing new Ojitos Frios Homeowners Association Committee - may be a draft
11-08	Unsigned letter from partners of the OFHA, to OFHA, RE: request for inspection of books
11-15	Letter from IRS, to OFRHA1, RE: application for 501(c)(3) exemption
11-22	Letter from IRS, to OFRHA1, RE: application for 501(c)(3) exemption

Miscellaneous Correspondence Book Cont'd.

2007

10-27	Email from Jim Peters, to indecipherable, RE: Cash the owners at the end of Roadrunner
10-31	Email from Kent Macomber OFRU1 President and Board Chair, To Lupita Gonzalez et al, RE: Fees on court documents
10-31	Email from Andrea Mauldin-Garduno, To Chair OFRHU1, RE: Attorney fees
11-02	Email from Jim Peters, To Jim Peters, RE: Garduno letter/ \$500 prepayment of funds
11-02	Letter from Kent Macomber OFRU1 President and Board Chair, To Andrea and Ray Garduno, RE: setbacks and vehicles
11-05	Letter from Kent Macomber OFRU1 President and Board Chair, To Nicholas T. Leger, RE: Retention of the addressee as attorney for the committee
11-08	Email from Jim Peters, To Kent Macomber OFRU1 President and Board Chair, RE: 11-02-07 Garduno letter
11-09	Email from Chris (no last name stated), To Kent Macomber et al, RE: Garduno but text is impossible to read as margins are cut off.
11-09	Email from Kent Macomber OFRU1 President and Board Chair, To Andrea Mauldin-Garduno, RE: Next committee meeting
11-10	Email from Kent Macomber OFRU1 President and Board Chair, To Andrea Mauldin-Garduno, RE: Garduno northern driveway
11-12	Email from Jim Peters, To Libbie Mangum, RE: OFRHU1 v. Gardunos

2008

01-06	Proposal from EP Construction for roadwork
01-21	Letter from Las Canteras, To Partners of OFRHAU1, RE: Mirasol Road maintenance
02-16	Email from Jim Peters, To Barbara Nash et al, RE: Items to be discussed at next meeting
02-07	Email from Kent Macomber OFRU1 President and Board Chair, To Lupita Gonzales, RE: Transition to a corporate structure
02-17	Email from Kent Macomber OFRU1 President and Board Chair, To Lupita Gonzales et al, RE: Letter from Las Canteras
04-28	Letter from Kenneth King, to OFRHU1 homeowners, RE: Fourth Amendment to the Re-
05-12	Letter from Kent Macomber OFRU1 President and Board Chair, to Leslie Montoya San Miguel County Manager, RE: Maintenance of roads
10-21	Letter from Kenneth King, to OFRU1 homeowners, RE: Fourth Amendment to Restrictive

Miscellaneous Correspondence Book Cont'd.

2009

	Letter from Kent Macomber OFRU1 President and Board Chair, to OFRHU1 homeowners, RE: entrance arch - may be a draft attached are emails between Kent Macomber and Jim Peters re: arch removal logistics
	Letter from U.S. Postal Service supervisor A. Romero, to Jim Peters, RE: Damage to Postal Carrier tires
	Handwritten unsigned note on dues assessment for George and Tanya Scholz complaining about condition of roads
01-10	Letter from Lawrence Tharp, to Kent Macomber, RE: Maintenance of Mirasol north of cattleguard
01-16	Letter from Kent Macomber, to OFRHU1 homeowners, RE: special meeting of members on Jan. 25, 2009 to discuss new bylaws
03-03	Letter from Kent Macomber OFRU1 President and Board Chair, to OFRHU1 homeowners, RE: Dogs at large
03-08	Letter from George T. Vigil, to OFRHU1 Board, RE: Variance for Garduno garage.
03-28	Letter from Jim Peters, Road Maintenance Coordinator, to Salamon Maese, RE: grading of roads.
07-21	Letter from Mr. and Mrs. George T. Vigil, to OFRHU1 Board, RE: Request for extension on two-year building process.
07-24	Letter from Kent Macomber OFRU1 President and Board Chair, to OFRU1 Homeowners, RE: Nonworking motor vehicles
07-24	Letter from Kent Macomber OFRU1 President and Board Chair, to OFRU1 Homeowners, RE: Encouragement to vote on new bylaws for the Corporation
07-24	Letter from Kent Macomber OFRU1 President and Board Chair, to OFRU1 Homeowners, RE: Animal control
07-28	Letter from Jim Williams, OFRU1 Road Maintenance Coordinator, to Owners and Residents of Mirasol Road, RE: Road improvements and information on private drive maintenance opportunities
07-28	Letter from Jim Williams OFRU1 Road Maintenance Coordinator, to Owners and residents of OFRU1, RE: Road improvements scheduled for the summer and opportunities for private maintenance.
07-30	Letter from Lawrence Tharp, to Jim Williams, RE: Contributions for road maintenance on north side of the cattleguard
09-24	Letter from Jim Peters OFRU1 Treasurer, to Ben Mondragon, Attorney at Law, RE: Discontinuing service of Mondragon as attorney for OFRU1
11-10	Letter from Michael L. Gregory Attorney at Law, to Jim Peters et al, RE: Opinion of ownership of subdivision Roads OFR subdivision

Pendaflex File

1997 controversy over HOA fee, mobile homes
2002 Annual letter to collect HOA dues
2006 assessments
2006 election
2006 HOA assessment
2008 Annual meeting
2008 election
2009 tax rolls
Amendment 4 ballots
Baca, Chris and Alice
Building permit guide - New Mexico
Building plans - Garduno carport
Building plans - Greeley, Sharon garage
Building plans - Jones, Homer
Building plans - Nash, Rosal
Building plans - Baca, Smith
Building plans - Barker, Mitchell
Building plans - Israel, Andrew
Building plans - Tackit, Loyd and Candie/Scholz, George/Baca, Chris
Bylaws of corporation annotated by Jim Peters
County road takeover request
Current Home Owners Association addresses and maps 2002-2005
Danelle J. Smith, Att'y at Law, Las Vegas - invoices, letter, memoranda, transcripts of judgments in the case of OFR v. Joy Rae, preparation of claim: liens against Bar- doar and Romero and telephone conference with Andrea Garduno.
Fourth amendment to the restrictive Covenants
Fourth amendment to the restrictive Covenants - Ballots
Glorieta Geoscience 1996 well report
Index to OFRHU1 Archives
Joy Ray lawsuit. (also see Danelle J. Smith file)
Minutes of HOA meeting - May 2, 2002
Mobile home case
Newsletters
Petitions on Taylor Wells
Procedures and information for OFRU1 building approval
Restrictive covenants
Review information and suggested review information
Roadwork by all units of Ojitos Frios
San Miguel County Animal Control Ordinance
Small charts
Treasurer's records log
Various properties with HOA dues in arrears
Vote to ban mobile homes
Vote to raise Home Owners Association fees to \$50 per lot
Voting procedures letter
Water availability Martinez Tract Study

Chart File

1	Ground water elevation for selected wells in the Taylor Wellfield area, San Miguel County, NM data collected Feb 2004 - City of Las Vegas (Two copies)
2	Minor addition to George and Elisa Vigil residence, 380 Mirasol Road, NX Garcia Architecture, Dec. 2, 2005 9 of 10 pages
3	Minor addition to George and Elisa Vigil residence, 380 Mirasol Road. Undated. 8 ½" x 11"
4	OFRU1 Subdivision plat, Sept. 1981 (clear copy)
5	OFRU1 Subdivision plat, Sept. 1981 (difficult to read)
6	OFRU1 Subdivision plat, Sept. 1981 Handmarked with landowners - date of annotations is unknown
7	Profile of Mirasol South, drawn by G.T. Vigil, Sept. 7, 2005 6 of 6 pages
8	Spliced US Geological Survey 1:24,000 7.5 Minute Quadrangle maps. Las Vegas, NM 1963 and Ojitos Frios, NM 2002

Smaller charts and scraps in the Pendaflex file under "Small charts"

1	Existing profile of Dorothy as of May 24, 2005, plotted Sept. 5, 2005 - no source given
2	Scrap - Tract 1, Lots 1 through 5
3	Scrap - Tract 9, Parcels 1 through 5
4	Scrap - Plat book 16, Units 1 through 10
5	OFRU1 lots 8 ½" x 11" undated