

**BOARD OF DIRECTORS
WILDWOOD HIGHLAND LANDOWNERS' ASSOCIATION
PO BOX 87
DATIL, NM 87821-0087**

MINUTES, 24 October 2009 MEETING

The Board of Directors of the Wildwood Highlands Landowners' Association met at the Cook residence (Lot #7) at 11 AM MDT on 24 October 2009. [This meeting was originally scheduled for 13 September 2009 and was postponed at that time.] All BOD members were present. In addition to the full BOD membership the following named WHLA members attended: Ruth Cook, Jonille Shepherd, Melinda Feldman, and Betty Schaefer. We conducted business as follows:

- President Cook's agenda was approved.
- Secretary Schaefer read the minutes of the 28 June 2009 meeting; same were approved.
- Treasurer Kanely presented an interim financial report covering the period 1/1/09 through 10/24/09; same was approved.
- Vice-President Shepherd presented his report on subdivision roads maintenance: work done to date included grading of all "major" roads, including widening of Yucca Circle. No gravel was purchased; plans are to do so in the coming year. Roads not worked on include Apache Tear Trail, Rock Spring Circle, and Mesa Loop.

As "Old Business", we

- Discussed loose ends of the recently concluded access easements issue. We agreed to formally notify several interested parties of the details. These include, but are not limited to,
 - Local realtors
 - Catron County Clerk, Manager, and Sheriff
 - Sugarloaf and Wildwood Landowners' Associations
 - Local VFDs and emergency response organizations
 - The Wellborn and Walraven familiesPresident Cook will draft a basic form letter for the secretary to use in issuing these notices.
- Agreed to sell the gate, lock, and key recently returned as part of the easement "settlement". Said equipment is for sale to the highest bidder; the Board believes it to be worth at least \$88. Interested parties should submit their written or emailed bid by 15 December 2009 (mail to WHLA, POB 87, Datil 87821 or email jfs(at)gilanet.com.) The gate is in good shape and measures 13' 9" by 4' 3"
- Agreed to replace the apparently-stolen Highlands speed limit sign ASAP: President Cook will procure; VP Shepherd will install. Procurement was approved.
- Agreed that the proper late fee for the late assessment payment on lot #80 was \$10. Secretary Schaefer will notify the new owner.

As "New Business" we

- Agreed to provide new owners with a "Welcome" kit. President Cook will draft a welcome letter; the secretary will assemble and deliver the kits.
- Agreed that the secretary should mail official correspondence to owners at their best-

- known address despite the Bylaws' mandate to use the county-provided address.
- Agreed with President Cook that the scheduled 13 December 2009 BoD meeting was not necessary, and canceled same.
 - Agreed that there will be no increase in the 2010 Assessment. Same will remain at \$63.
 - Approved expenditures for the 2009 USPS Box fee, a cost-sharing bill from the WLA for initial grading of Agua Fria Trail, reimbursement of the secretary for several administrative costs incurred, a to-be-determined bill from our roads maintenance contractor not to exceed \$3000, and a not-to-exceed \$100 bill from the WLA for a September re-grading of portions of Agua Fria Trail.
 - Had a substantial discussion of a proposal to provide gravel to requesting lot owners for their self maintenance of otherwise un-maintained Highlands roads. Several motions were submitted and later withdrawn. In the end the idea was tabled for possible reintroduction next spring. As a byproduct of the discussion, we unanimously agreed that, henceforth, the BOD alone will determine whether or not to maintain a Highlands road: while we will continue to consider individual owners' requests, our determination will be based on best satisfaction of the needs of the community.
 - Agreed to include information regarding the current infestation of beetles decimating many of the area's pinions in the annual assessment notices to be mailed in December. This will also be posted on the website: www.wildwoodhighlands.org.
 - Agreed to generate a "Community Notices" page on the WHLA website; it will include the opportunity to post "For Sale" notices. Please limit to 25 words and email to [jfs\(at\)gilanet.com](mailto:jfs(at)gilanet.com).

We adjourned at approximately 12:40 PM MDT.

Our next scheduled meeting is at 4 PM local time on 14 March 2010 at the Cook residence (as noted, the meeting previously scheduled for 13 December 2009 was canceled).

Respectfully submitted this 28 November 2009, John F. Schaefer, Secretary 2009-2010.