

MINUTES

GENERAL MEETING, 15 MAY 2010 WILDWOOD HIGHLANDS LANDOWNERS' ASSOCIATION POB 87, DATIL, NM 87821-0087

The 2010 general meeting of the Wildwood Highlands Landowners' Association (WHLA) was held at the Datil Community Presbyterian Church on 15 May 2010. WHLA Board of Directors (BoD) President Thomas A. Cook called the meeting to order at approximately 10:03 AM MDT. All BoD members (President Cook and Kathy Kanely, Treasurer; John Kell, Member-at-Large; Fred Shepherd, Vice-President and John Schaefer, Secretary) were present, as were approximately 14 other Association members. The meeting agenda, which had been included in the meeting notice mailed in April, was generally followed, and a copy is attached. We conducted business as follows:

- President Cook welcomed all, and announced that the association had 92 (of a total of 99) lots whose owners were in good standing, requiring a quorum of 46, whereas 28* properties were represented. Following bylaw requirements, a follow-on meeting was announced, the meeting was closed, and a new meeting requiring a quorum of 21 was immediately opened.
- The secretary read the minutes of the 2009 general meeting. Same were approved as read (motion by Kathy Phillips, second by Don Montalvo).
- The treasurer presented the 2009 financial report along with an interim 2010 report; these were approved (motion by Betty Schaefer; second by Jonille Shepherd). Copies of each were distributed, and copies of each are attached.
- The vice-president presented the May 2010 Road Maintenance Report. Copies were distributed and one is attached.
- President Cook presented his annual report after distributing printed summaries, a copy of which is attached. Topics included:
 - Summary of the settlement of the long-standing access easement issue, and
 - Intent to develop and distribute "Welcome Kits" to each new owner, and
 - Current status of the San Augustin Ranch "Water Steal", and
 - Lien records (WHLA has liens on 2 properties, and intends to file one more in the near future).
- Continuing under New Business, President Cook presented the proposed 2010 WHLA budget (copies had been distributed, and a copy is attached). Member Jerry Kennel suggested that a line item, "Roads Improvements," be included. This was discussed, and it was agreed that the BoD would consider at its next meeting. This was followed by a presentation by John Schaefer, subject: "How to Upgrade Our Roads to All-weather Status". There was substantial discussion of the topic, but no clear path to achievement. Member Linda Ravert asked that the BoD consider issuing the discussed "Welcome Kit" to any member in need; the Board agreed to so consider.

- Opening the floor to member's concerns, we discussed a number of topics related to the roads improvement issue, including "self help" (members carrying shovels) and possible machinery procurement and raising assessments (temporarily and/or permanently). Member Doug Hardy volunteered to research a device he has seen in use by the USFS (the device crushes and spreads roadside rocks). Issue tabled.
- At 10:43 AM balloting began. There were 2 vacancies on the BoD, and 2 candidates, incumbents John Kell and Fred Shepherd. There were no other items on the ballot. Both candidates were re-elected: John Kell received 28 votes; Fred Shepherd 24 votes. Ballots were enumerated by Kathy Kanely and Tom Cook. There were no spoiled ballots.

At 10:55 Fred Shepherd moved to adjourn. Doug Hardy seconded, and the motion was unanimously approved.

Respectfully submitted this 8 June 2010, John F. Schaefer, Secretary 2009-2010. (s)

* Later a member in good standing owning 3 lots arrived.

6 attachments Meeting Agenda
2009 Financial Report
Interim 2010 Financial Report
2010 Road Maintenance Report
President's 2010 Report
Proposed 2010 Budget