

MINUTES

GENERAL MEETING, 21 MAY 2011 WILDWOOD HIGHLANDS LANDOWNERS' ASSOCIATION POB 87, DATIL, NM 87821-0087

The 2011 general meeting of the Wildwood Highlands Landowners' Association (WHLA) was held at the Pavilion of the Datil Well Campground on 21 May 2011. WHLA Board of Directors (BoD) President Thomas A. Cook called the meeting to order at approximately 10:07 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 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 90 (of a total of 99) lots whose owners were in good standing, requiring a quorum of 45, whereas 37 properties were represented. Following bylaw requirements, a follow-on meeting was announced, the meeting was closed, and a new meeting requiring a quorum of 24 was immediately opened.
- The secretary read the minutes of the 2010 general meeting. Same were approved as read (motion by Melinda Kell; second by Linda Ravert).
- The secretary attested to the proper and complete Association record-keeping as required by Bylaws Section 4.11.1.
- The treasurer presented the 2010 financial report along with an interim (current) 2011 report; these were approved. Copies of each were distributed, and copies of each are attached.
- The vice-president presented the May 2011 Road Maintenance/Improvement Report. Highlights were that 2011 was benign so far; some grading had been done despite the dry conditions; more grading would be done in the fall presuming the annual monsoon had indeed arrived; and that the 5-year plan in preparation would be posted on the WHLA web site.
- President Cook presented his annual report . Topics included:
 - Intent to improve the Association web site (www.wildwoodhighlands.org)
 - Successful development and distribution of "Welcome Kits" to each new owner,
 - Our continued support of opposition to the San Augustin Ranch "Water Steal",
 - Lien status (WHLA has liens on 3 properties, and has adopted a policy of re-filing on delinquent property owners every 2 years) and our efforts to pursue collection of all delinquent accounts.
 - Our new joint agreement with the Wildwood Landowners' Association regarding maintenance/improvement of sections of Agua Fria Trail and Wildwood Trail. The agreement stipulates that the WHLA will be

responsible for all of Agua Fria within Wildwood, and WLA will be responsible for Wildwood Trail from its inception at SR 12 to (and of course beyond) its intersection with Agua Fria. [It was suggested and agreed that we would post this and any similar agreements on the web site.]

- Status of the recently-established voluntary road improvement fund (balance remains at zero).
- We will continue to pursue the concept of a Community Potable Water supply.
- Our resolution opposing establishment of night time lighting on utility poles within the subdivision (unanimously created by the BOD in December 2010) and submitted to Socorro Electric Cooperative, Inc. in January 2011).
- Continuing under New Business, President Cook presented the proposed 2011 WHLA budget (copies had been distributed, and a copy is attached). It was suggested that we investigate interest-bearing instruments for our bank account. This was tabled without action.
- Opening the floor to member's concerns, we discussed a number of topics related to the issue of snow removal, and also the concept of members' self-help on our roads. No specific action resulted.
- At 10:48AM ballot enumeration began. There were 3 vacancies on the BoD, and 3 candidates: incumbents Tom Cook, Kathy Kanely, and John Schaefer. There were also 2 proposed amendments to the bylaws on the ballot. One, submitted by 3 landowners of 6 lots, proposed to limit BOD members to 2 successive terms. A second, submitted by the Board, proposed similar restrictions but had provision for the eventualities of insufficient candidates. The ballots asked members to endorse one of the two proposals, or to reject both. Members Linda Ravert and Jerry Kennel enumerated the ballots.
- The meeting resumed at 11:12 AM. All candidates were re-elected: Tom Cook received 31 votes; Kathy Kanely and John Schaefer each received 32 votes. For the election of directors, no ballots were spoiled (although some were left blank). For the proposed amendments, 6 ballots were spoiled (and some were left blank). The 1st proposed amendment received 4 votes, the second received 19 votes, and 'reject both' received 7 votes. Since neither proposed amendment received sufficient votes to succeed (2/3 of members in good standing = 60 votes), the bylaws are unchanged.

We adjourned at approximately 11:18 AM.

Respectfully submitted this 28 June 2011, John F. Schaefer, Secretary 2010-2011. (s)

4 attachments: Meeting Agenda
2010 Financial Report
Interim 2011 Financial Report
Proposed 2011 Budget