

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

**Minutes of the 18 May 2013 Annual General Meeting**

The annual meeting of the Wildwood Highlands Landowners' Association (WHLA) was held at the Datil Well Campground Pavilion on 18 May 2013. Board of Directors (BOD) President Tom Cook called the meeting to order at 10:08 AM. All 5 BOD members were in attendance: President Cook and Vice President Fred Shepherd, Treasurer Judi Kennel, At-Large Member John Kell, and Secretary John Schaefer. Approximately nine other Association members attended. The meeting agenda is attached.

**1. Call to Order**

John Schaefer advised that:

- the number of members in attendance and/or presenting ballots was 33.

Tom Cook noted that:

- the number of members in good standing was 96, and
- the number of members needed for a quorum was 48.

Since a quorum was not reached, Tom Cook adjourned the meeting, and called a second meeting.

Tom Cook noted that:

- the number of members needed for a quorum for the second meeting was 24, and so
- a quorum was reached.

**2. Minutes of Previous Meeting**

John Schaefer read the minutes of the 2012 Annual General Meeting. The minutes were accepted as read.

**3. Secretary's Statement of the Completeness of Records**

John Schaefer formally certified that the records are complete and that he has kept them to the best of his ability.

**4. Treasurer's Report**

Tom Cook presented the Treasurer's Report, and reviewed the final 2012 financial statements and the interim 2013 financial statements:

- 2012 revenues were 114.0% of the budgeted amount,
- 2012 expenses were 103.7% of the budgeted amount,
- 2013 revenues to date are 94.3% of the budgeted amount,
- 2013 expenses to date are 33.1% of the budgeted amount.

Liens and delinquencies were reviewed:

- Ownership of Lot 64 has reverted to the subdivision developer, along with its outstanding lien. The Board accepted 50 tons of gravel from the developer in lieu of payment, and removed the lien.
- The situation at present:
  - 2 lots (Lot 71 and Lot 72) have liens filed against them,
  - 2 lots (Lot 64 and Lot 71) have not paid their 2013 assessments,
  - 2 lots (Lot 65 and Lot 66) have not paid their 2013 late fees.

Tom noted the payment from reserves to the Wildwood Landowners Association for the WHLA's share of a joint project with the WLA to improve the culvert across the wash on Wildwood Trail, just before it meets Agua Fria Trail. Tom noted that future projects with the WLA were unlikely, and in no circumstances would be entertained if the WLA had begun a project without prior consultation.

The Treasurer's report was accepted.

## 5. Road Report

Fred Shepherd presented the Road Report. Fred noted that:

- The price of gravel is now \$525 for a belly dump load,
- The culvert on Agua Fria Trail, where it passes between Lots 9 & 23, will be extended.
- Discretionary projects under consideration are:
  - Removing the blind spot at the sharp curve at the top of hill on Agua Fria Trail, just west of Saddle Circle, where it passes between Lots 70 and 99,
  - Widening Agua Fria trail at the slippery bend, where it passes between Lots 67 and 94. This will require Socorro Electric to re-locate a utility pole.

Fred will investigate a report of a damaged culvert on West Rock Springs Loop, near Agua Fria Trail.

The Road Report was accepted.

## 6. President's Report

Tom Cook presented the President's Report, noting that:

- the main activities continue to be the maintenance of the roads, and the collection of assessments,
- the map of WHLA culverts within the subdivision will be complete soon,
- the association has maintained its interest in the San Augustin Water Coalition. The initial proposal to raid the aquifer has been refused, but the refusal has been appealed. If the appeal fails, the development consortium may submit a new proposal.

Tom called for volunteers to 'Adopt a Culvert' to keep debris away from the inlet side of culverts. Members having culverts under their driveway entrance and/or whose lots are near culverts are asked to assume responsibility for this chore.

The President's Report was accepted.

## 7. New Business

## **7.1 Fire Wise Program**

Mike Noguera reported on the Fire Wise Program:

- Good progress has been made in removing beetle-killed pines, but many trees remain and more continue to succumb.
- Pine firewood will fetch \$90/cord (15 cord minimum, at a single location, 5 inch minimum diameter, cut to 21-22 inch lengths).

Mike is hoping to schedule a presentation by George Barreras, the Fire Wise Program coordinator, for an upcoming Saturday, to demonstrate how a forest fire might impact Wildwood Highlands. The demonstration equipment (a Sand Table) shows how the starting point, topography, ground cover, and weather all combine to determine the course of fire. All Wildwood Highlands Landowners are invited to attend.

## **7.2 Budget for 2013**

Tom Cook discussed the 2013 budget, noting that road maintenance and road improvements continue to be the largest items in the budget. Tom re-iterated his recommendation to work on rebuilding the reserves by focusing on the road maintenance rather than improvement.

## **8. Other Business**

Mike Noguera asked whether the Association could be held liable for water-runoff damage to an owner's property resulting from a culvert plugged in a rainstorm. The consensus of the meeting was that this would be viewed as an act of nature, and that the Association would not be liable.

## **9. Election of Directors**

Tom Cook asked Alma McCarty and Mike Fuson to count the 30 ballots submitted. They reported the following results:

### **Election of Directors**

- Tom Cook, 29 votes,
- Amber McIntosh, 29 votes,
- John Schaefer, 30 votes.

The candidates were declared elected as Directors of the Association.

## **10. Adjournment**

A motion by Mike Fuson, seconded by John Schaefer, to adjourn the meeting was adopted unanimously at 11:20 AM.

Respectfully submitted this 11 July 2013, John F. Schaefer, Secretary 2013-2014. The secretary again sincerely, gratefully and profusely thanks John Kell for his voluntary and thorough assistance in keeping notes of the proceedings.