

**WILDWOOD HIGHLAND LANDOWNERS' ASSOCIATION**  
**PO BOX 87**  
**DATIL, NM 87821-0087**  
**Minutes of the**  
**May 2015 Annual General Meeting**  
**Datil Well Campground Pavilion**

## **1. Call to Order**

The Wildwoods Highlands Landowners' Association held its 2015 Annual General Meeting at the Datil Well Campground Pavilion on 16 May. President Tom Cook called the meeting to order shortly after 10:00 AM. Members of the WHLA Board of Directors in attendance were Tom Cook, John F. Schaefer, and John Kell. Member Jamie O'Gorman was unable to attend due to urgent family issues. 2014-2015 Treasurer Amber McIntosh recently resigned due to press of business; Tom Cook has assumed her duties in the interim.

John Schaefer advised that:

- the number of members presenting ballots was 27.

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, noting 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**

A motion by Fred Shepherd, seconded by Jonille Shepherd, to accept the minutes of the WHLA Annual General Meeting of 17 May 2014, as published on the Association web site, was approved by voice vote.

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

As required by WHLA Bylaws Section 4.11.1, 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:

The final 2014 financial statements were reviewed:

- 2014 revenues (\$6,728.47) were 96.4% of the budgeted amount (\$6,982.00),
- 2014 expenses (\$5,298.10) were 79.9% of the budgeted amount (\$6,633.00).

The interim 2015 financial statements were reviewed:

- 2015 revenues to date (\$7,049.00) are 99.2% of the budgeted amount (\$7,108.00),
- 2015 expenses to date (\$5,203.28) are 56.8% of the budgeted amount (\$9,160.00).

Liens and delinquencies were reviewed. At present:

- 1 lot (Lot 71) has a lien filed against it,
- The owners of Lots 19, 28, and 71 are in arrears.

A motion by Fred Shepherd, seconded by John Schaefer, to accept the Treasurer's Report was approved by voice vote.

## **5. Road Report**

Tom Cook presented the Road Report on behalf of Vice-President Jamie O'Gorman.

### **Road Improvements**

- \$8,000.00 has been budgeted for road improvements in 2015,
- \$6000 has already gone towards gravel on Agua Fria Trail,
- the balance will go towards the installation of new culverts.

### **Road Maintenance**

- \$2,800.00 has been budgeted for road maintenance in 2015,
- Mr. Coy Cox has been engaged to do the Spring road grading.

A motion by John Schaefer, seconded by John Kell, to accept the Road Report was approved by voice vote.

## **6. President's Report**

Tom Cook presented the President's Report:

- Road maintenance and improvements, and assessment collection remain the main focus of the Board of Directors. The past year was a successful one in terms of collecting assessments in a timely manner.
- Only one lot remains with a WHLA lien against it.
- The Board of Directors is investigating the feasibility of foreclose against the lot under lien.

A motion by Wayne Cooksey, seconded by Betty Schaefer, to accept the President's Report was approved by voice vote.

## **7. New Business**

### **2015 Budget**

Tom Cook discussed the 2015 budget, previously approved by the Board of Directors, noting a significant increase for road improvements. A motion by John Kell, seconded by Melinda Feldman, to accept the 2015 Budget was approved by voice vote.

## **8. Other Business**

The directors will investigate a concern raised by a landowner regarding the use of a single lot for multiple dwelling units.

## **9. Election of Directors**

Melinda Feldman counted the 27 ballots submitted, reporting the following results:

### **Election of Directors**

- Tom Cook, 25 votes,
- Wayne Cooksey, 25 votes,
- John Schaefer 27 votes
- No spoiled ballots.

The candidates were declared elected as Directors of the Association.

## **10. Adjournment**

A motion to adjourn the meeting was adopted unanimously. We adjourned at 10:35 AM.

Respectfully submitted this 22 June 2015, John F. Schaefer, Secretary 2015-2016. The Secretary gratefully acknowledges the recording of the proceedings and preparation of these minutes by fellow BOD member John Kell.