

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

MINUTES, 8 September 2015 Meeting

The Board of Directors of the Wildwood Highlands Landowners' Association met at President Wayne Cooksey's residence on 8 September 2015. This meeting, our third of the year, had been originally scheduled for 4 PM on 6 September. Board members Tom Cook, Wayne Cooksey, Jamie O'Gorman, and John Schaefer participated. Board member John Kell was not present but was available for phone consultation in case of need. We were called to order by President Cooksey at approximately 9:15 AM. We conducted business as described below:

- Minutes of the 12 July meeting on were read by Secretary John Schaefer and were approved as presented.
- Treasurer Tom Cook presented a current financial report. It was approved as presented.
- Vice-President Jamie O'Gorman presented a report on roads maintenance and improvement. Our roads are in good condition; no further maintenance is planned for this year. Jamie's report was approved.
- As old business:
 - We adopted a simple policy for use of the (voluntary) Roads Improvement Fund: the RIF balance will annually, at the end of the year, be incorporated into the budgeted line item for this activity.
 - We continued our discussions regarding the delinquency of the Lot 71 owners, there having been no response to attorney Gerbracht's letter regarding our planned 3-step approach to eliminate the outstanding debt. Secretary Schaefer recommended that we offer to settle for a lesser amount, that being: 1. payment of all outstanding assessments, and 2. payment of only 1 year's worth of late fees on each outstanding assessment, and 3. payment of interest at 10% per annum on the preceding items, and 4. reimbursement of all expenses incurred by the Association in all past and current attempts at collection. We agreed to the proposal, with the stipulation that it be valid for only a limited time and that the total amount be due in lump sum. Secretary Schaefer is to prepare the offer and submit it by registered or certified mail as soon as reasonably possible.
- As new business, we decided to contest an incremental billing by Attorney Gerbracht for minor work involving the Lot 71 activities. Treasurer Cook will prepare an appropriate letter for President Cooksey's signature.

We adjourned at approximately 10:15 AM.

Our next scheduled meeting is at 4 PM on 6 December 2015. The location is to be determined. As always, any and all WHLA members will be welcome to attend and participate.

Noteworthy BOD activities in the period between the 12 July meeting and this meeting were pursuit of the Lot 71 issue, the publication of the Summer 2015 *Highlander*, and habitual pursuit of delinquent landowners and web site maintenance by the Secretary.

Respectfully submitted this 23 September 2015, John F. Schaefer, Secretary 2015 – 2016.