

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

MINUTES, 8 March 2018 Meeting

The Board of Directors of the Wildwood Highlands Landowners' Association met at the Shepherd residence (Lot 11) on 8 March 2018. The meeting, our first of the year, was called to order by President Fred Shepherd at 10 AM. Board members Tom Cook, Jamie O’Gorman and John Schaefer participated. Board members John Kell was unable to participate. We conducted business as described below:

- The minutes of the 19 December 2017 meeting were read by Secretary John Schaefer. They were approved as read.
- Treasurer Tom Cook presented the current financial report, and also discussed the current status of the 2018 assessments (7 delinquent property owners). Tom’s report was approved.
- Vice-president Jamie O’Gorman, in his report regarding roads maintenance and improvement, observed that due to current dry conditions it was imprudent to schedule annual spring maintenance at this time. The need to clean out several culverts was discussed. It was suggested that we solicit bids for the next round of roads work; we agreed to do so.
- As old business:
 - Inasmuch as the “warning” letter to the Lot 71 owner was returned as unclaimed, we agreed to proceed with foreclosure action against the owner. As a preliminary, President had approached an attorney in Reserve regarding the action; same appeared willing to represent the Board. The current delinquency exceeds \$500.
 - President Shepherd agreed to counsel the Lot 75 and 76 owners regarding apparent violations of our Association’s C & Rs.
 - We determined to take no action regarding Sugarloaf traffic in our subdivision, as event frequency has decreased.
 - We unanimously agreed to pursue a significant increase in the annual assessment, to be discussed below.
- As new business:
 - President Shepherd raised the issue of the need for liability insurance for BOD members. The issue was tabled without action.
 - In as much as the 2016 settlement agreement with the then-

owners of Lot 71 was violated, we agreed that our offer to cease the imposition of late fees and interest was no longer in effect, and that such penalties would be re-imposed.

- As stated above, we agreed to seek a substantial assessment increase by proposing same at the next annual meeting (19 May). We will seek an increase from the current \$71 to \$100.
- We agreed to hold the 2018 Annual Meeting at the Datil Well Campground Pavilion, if available. Fallback will be the Datil Community Center.

We adjourned at 11:20 AM.

Our next scheduled meeting will follow the annual meeting at same location. As always, any and all WHLA members will be welcome to attend and participate.

Notable BOD activities in the interval between the 19 December 2017 meeting and this one included the habitual pursuit of delinquent landowners by the Treasurer, generation and submission of the Lot 71 “foreclosure warning” letter, and the issuance of two notices of intent to file liens against the owners of Lots 12 and 97 (which resulted in payments of all monies owed).

Respectfully submitted this 12 March 2018, John F. Schaefer, Secretary 2017 – 2018.