

WILDWOOD HIGHLANDS LANDOWNERS' ASSOCIATION
PO BOX 87
DATIL, NM 87821-0087
Minutes of the
2018 Annual General Meeting
Datil Well Campground Pavilion

1. Call to Order

The Wildwoods Highlands Landowners' Association held its 2018 Annual General Meeting at the Datil Well Campground Pavilion on 19 May. President Fred Shepherd called the meeting to order shortly after 10:00 AM. Other members of the WHLA Board of Directors in attendance were Tom Cook, Jamie O'Gorman, and John F. Schaefer. Director John Kell was unable to attend. In all, 12 WHLA members were present.

2. Determination of Quorum

Board Secretary John Schaefer advised that:

- The number of members presenting ballots was 38*.

President Shepherd noted that:

- the number of members in good standing was 94 and
- the number of members needed for a quorum was 47.

Since a quorum was not reached, President Shepherd adjourned the meeting, and immediately 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.

3. Minutes of Previous Meeting

The Secretary read the minutes of the 2017 General meeting. A motion to accept the minutes was approved by voice vote.

4. 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.

* Note re ballot count: Only 37 ballots were counted. After the meeting the Secretary discovered a misplaced ballot. Had it been counted the votes for approval would have been increased by one, and the counts for each Director on the ballot would also have been increased by one.

5. Treasurer's Report

Treasurer Tom Cook presented the 2017 and current financial reports and the proposed 2018 budget:

The final 2017 financial statements were reviewed:

- 2017 revenues (\$7,314.00) were 97.0% of the budgeted amount (\$7,543.00),
- 2017 expenses (\$8,186.07) were 108.5% of the budgeted amount (\$7,543.00).

The interim 2018 financial statement was reviewed:

- 2018 revenues to date (\$7,307.34) are 103.4% of the budgeted amount (\$7,066.00),
- 2018 expenses to date (\$2,120.22) are 30.0% of the budgeted amount (\$7,066.00).

Liens and delinquencies were reviewed. At present:

- 1 lot (Lot 71) has a lien filed against it. The owner had been making payments to get current, but payments ceased in the spring of 2017. See Item 7, below.
- The owners of Lots 28 and 69 and, of course, Lot 71 are in arrears and are not in good standing. Two other property owners have unpaid fees and are also not in good standing.
- The line item "Road Improvement Fund" has been incorporated into the Roads Improvement budget line.

The reports as described above were approved by voice vote. The budget as proposed was later approved (see Item 9, below.).

6. Road Report

Vice-President Jamie O'Gorman presented the roads report. Many of the Highlands roads have been recently graded despite the dry conditions. Further maintenance must await the monsoon and its after-effects. In the proposed 2018 budget, \$3,541.00 has been budgeted for road improvements, and \$3,000.00 has been budgeted for road maintenance.

Jamie's report was approved by voice vote, after some discussion of maintenance issues.

7. President's Report

President Shepherd discussed:

- Proposed foreclosure on Lot 71
- Perceived need for action to clean up Lots 75 and 76
- Board's intent to issue RFP for further roads work.
- His intent to update our 5-Year Roads Plan.

His report was approved by voice vote.

8. Old Business

There was no old business.

9. New Business

As mentioned above, the Board's proposed 2018 budget was approved by voice vote.

10. Other Business

There were no other issues raised.

9. Election of Directors and Vote on Proposal to Increase Annual Assessment

WHLA members Corinne and Bruce Stubbs counted the 37 ballots submitted, reporting the following results:

Election of Directors

- John Kell, 30 votes,
- Jamie O'Gorman 24 votes
- No spoiled ballots.

The candidates were declared re-elected as Directors of the Association.

Proposal to Increase Annual Assessment

The BOD-initiated proposal to increase the annual assessment to \$100.00 starting in 2019 was defeated (a "yea" on two thirds of ballots submitted was required for approval) by the vote of:

- In favor, 22
- Opposed, 15
- No spoiled ballots.

As footnoted on the first page, a misplaced ballot was discovered after the meeting. Its inclusion would not have affected any of the outcomes.

10. Adjournment

A motion to adjourn the meeting was adopted unanimously. We adjourned at 10:42 AM.

Respectfully submitted this 9 June 2018, John F. Schaefer, Secretary 2018-2019.