

**Wildwood Highlands Landowners' Association**  
**Minutes of the Annual General Meeting - 2019-May-18**

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**1. Call to Order**

The Wildwoods Highlands Landowners' Association held its 2019 Annual General Meeting at the Datil Well Campground Pavilion on May 18th, 2019. In the absence of President Fred Shepherd and Vice-President Jamie O'Gorman, Treasurer Tom Cook called the meeting to order shortly after 10:00 AM. Other members of the WHLA Board of Directors in attendance were John F. Schaefer and John Kell. In all, 11 WHLA members were present.

**2. Determination of Quorum**

Board Secretary John Schaefer advised that:

- The number of members presenting ballots was 31.

Treasurer Cook noted that:

- the number of members in good standing was 95 and
- the number of members needed for a quorum was 48.

Since a quorum was not reached, Treasurer Cook 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 2018 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.

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## **5. Treasurer's Report**

Treasurer Tom Cook presented:

- the 2018 year-end financial statement,
- the 2019 year-to-date financial statement, and
- the proposed 2019 budget:

The final 2018 financial statement was reviewed:

- 2018 revenues (\$12,622.14) were 178.6% of the budgeted amount (\$7,066.00),
- 2018 expenses (\$6,598.73) were 93.4% of the budgeted amount (\$7,066.00).

The reason for the large increase in revenues was a large lump-sum payment received in 2018 which retired the long-standing lien that had been filed against Lot 71.

The interim 2019 financial statement was reviewed:

- 2019 revenues to date (\$7,333.50) are 99.4% of the budgeted amount (\$7,381.00),
- 2019 expenses to date (\$4,832.11) are 50.7% of the budgeted amount (\$9,535.00).

Liens and delinquencies were reviewed:

- At present, there are no liens filed by the WHLA against property owners.
- There are no unpaid fees for 2018 or prior years.
- For 2019, four property owners have unpaid fees, and so are not in good standing.

The financial statements were approved by voice vote

The 2019 budget was approved as proposed, by voice vote. In summary:

<b>Revenue</b>	
• Assessment Revenue	\$7,081.00
• Other Revenue	\$300.00
• <b>Total Revenue</b>	<b>\$7,381.00</b>
<b>Expenses</b>	
• Road Improvements	\$5,000.00
• Road Maintenance	\$4,000.00
• Other Expenses	\$535.00
• <b>Total Expenses</b>	<b>\$9,535.00</b>

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**6. Road Report**

Many roads were graded prior to the recent rains, and some improvements (gravel) were made. Further maintenance will await the monsoon and its after-effects.

**7. President's Report**

Long-serving Directors Tom Cook, John Schaefer, and Fred Shepherd are not standing for re-election, so today will see three new members elected as Directors.

**8. Old Business**

There was no old business.

**9. New Business**

The Board of Directors has secured the services of a woodcutter who is willing to remove (with a landowner's authorization) dead or dying trees from a landowner's lot at no cost to the landowner. Details and an authorizing agreement were included with the Annual General Meeting notice mailed to all landowners. So far 7 have been returned.

**10. Other Business**

On behalf of the membership, Rob Sanders extended a heart-felt thank you to the outgoing Directors for their many years of service.

**11. Election of Directors**

The results from the counting of the 31 submitted ballots were as follows:

**Election of Directors**

Kathy Kanely	30 votes
Alma McCarty	29 votes
Rob Sanders	31 votes

The candidates were declared elected as Directors of the Association.

**10. Adjournment**

A motion to adjourn the meeting was adopted unanimously, at around 10:45.

Minutes submitted by John Kell, Member at Large.