

Wildwood Highlands Landowners' Association

Minutes of the Annual General Meeting 2022-May-21

Call to Order

A meeting of the Wildwood Highlands Landowners' Association was held at Datil Well Group Campground on Saturday, May 21, 2022. Meeting was called to order at 10:05 AM by Vice President Tracy Gandy. At that time there were 93 lots in good standing and the 50% threshold for a quorum was not met. Therefore, the meeting was closed and a second meeting was called to order at 10:10 AM and with 28 lots represented, the quorum of 24 lots was met. Other Board members present were Treasurer Kathy Kanely and Secretary Kim Eliopulos. President Rob Sanders and Member at Large John Kell were unable to attend.

Approval of Minutes

The 2021 annual meeting minutes were read by Kimberly Eliopulos. Lee Ann Gandy moved to accept the minutes as read and Steve Eliopulos seconded. Motion passed.

Reports

Secretary's Report

Secretary Kimberly Eliopulos stated, according to Section 4.11.1 of our bylaws, that records are complete and kept to the best of her ability.

Treasurer's Report

Kathy Kanely gave the Treasurer's report as of May 21, 2022, showing an income of \$7,721.00 and expenses of \$179.62. Added to our beginning checking account of \$7114.30, giving us a year-to-date balance of \$14,655.68.

Roads Report

The roads report was incorporated into the President's Message.

President's Report

The following report was read by Vice President Tracy Gandy at the request of President Robert Sanders in his absence:

Thank you for joining us. I/Rob was unable to attend due to a work conflict and am grateful to Tracy Gandy for taking the responsibility. Also, a big thanks to all board members for their volunteer efforts.

To start, a special welcome to our new members, some of whom may be here today. The Highlands are a unique and beautiful place with a very generous group of residents with diverse backgrounds. You've made an excellent choice.

The Board of Directors will begin with the standard procedural meeting following which we welcome any comments, suggestions, or discussion. I will review these meeting minutes and work with the Board to address any concepts or concerns.

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President's Report (continued)

It has been an incredibly dry winter and spring with no significant snowfall or rain. Because the ground is so dry, the local road grading contractors are hesitant to work currently. We will likely have to wait until moisture or after any monsoons.

One member volunteered time with myself to construct a tire drag that has a moderate effect on the washboard and ruts. This winter I dragged multiple times if we got any snow to smooth out the bumps, and recently to fix some flood damage from last year. Another member has agreed to contract out small repair jobs if needed between large-scale grading projects and has designed and installed new signage along Agua Fria. An additional member used the tire drag to do road repair as well.

In these times, I am very grateful to everyone who volunteers their time for the community. As you know, inflationary effects are hitting everyone. You may or may not know that our bylaws stipulate our annual dues can only increase as determined by the CORB or simply the amount a social security check increases on a yearly basis. Last year we had a 6% increase which was the highest increase of the CORB in 40 years. The price of diesel used by the graders, loaders, and haul trucks that maintain our roads, however, is up some 250% so there is a fiscal disconnect that has been exacerbated by the current economic environment. I've been approached by several members regarding these limitations.

Three new signs were recently installed along Agua Fria to deter outside traffic from attempting to access the three private easements along the subdivision boundary with Sugarloaf. Trespassing and blatant disregard for private property rights have skyrocketed since the beginning of the pandemic and Google maps is not helping the situation. There have been verbal confrontations and delivery trucks driving cross-country across people's property to go around the locked gates. These gates have codes known only to the landowners, the board, and emergency services. Unfortunately, just recently the new FedEx guy was told the combo somehow and is going through, leaving the southern gate open. The under-sheriff is aware of the ongoing situation, and I encourage landowners to report every violation.

As always if anyone had any questions or concerns, please feel free to contact the Board.

2022 Budget

Treasurer Kathy Kanely presented the 2022 Budget. Robert Cordes moved to accept the budget and Lee Ann Gandy seconded. Motion passed.

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Old Business

There was no old business.

New Business

Lot owners present at the meeting were asked for input, questions, and comments.

Lee Ann Gandy weighed in on the tire drag stating that it brought up sharp rocks and that there was concern regarding tires being damaged. There was talk regarding the use of a water truck rent free when it came time to grade the roads and in conjunction with the use of Chad Morrow's tractor. Kathy Kanely asked regarding the cost of fuel for this use and was told that the LOA would have to bear that responsibility. There was also a general discussion of the need for grading and Antoine Ribaut suggested that perhaps Wildwood Highlands could coordinate with Wildwood in the use of the same grader operator so the cost of equipment being brought to the area could be shared.

Michael Hallmark addressed the group with a concern that he had heard there was going to be a ban on horses in the subdivision and that when he bought his property, he had read in the bylaws that livestock was allowed. He adamantly stated that under no circumstances would he relinquish his horse ownership. Additionally, he noted that he thought that he saw two wolves on two separate occasions near the subdivision.

Election of Directors

Antoine Ribaut and Aileen Law volunteered to count the ballots in our election of board members. John Kell and Tracy Gandy were elected for two-year terms.

Adjournment

The meeting was adjourned at 11:35 AM.