

Board of Directors
PO Box 87
Datil, NM 87821
Minutes of April 10, 2023

The Board of Directors of Wildwood Highlands Landowners' Association met online on April 10, 2023. The meeting was called to order at 11:02 am. In addition to President Sanders, Board Members John Kell, Aileen Law and Antoine Ribaut were present. WHLA landowner also present was Chad Morrow.

Minutes of the previous meeting held on December 24, 2022, were read. Rob moved to approve the minutes. John Kell seconded the motion. Vote was unanimous in favor.

Treasurer Aileen Law read the latest financial report. The total year-to-date amounts are:

87 lots paid for at \$86 each. That comes to \$7,557 of income which includes some late fees. As far as expenses, we have:

- \$180 for communication with members
- \$2,000 for road maintenance due to the heavy snow so far this year

It comes down to a total of \$2,180 of expenses for 2023 to date.

We have a cash balance of \$15,893.30 including \$5,000 in reserve.

We have 12 outstanding landowners that have not paid their dues. They will get a \$5 late fee every month until paid for. Also, there are two landowners who are delinquent over 1 year who will be notified of lien filings.

Aileen followed by listing all the paid invoices:

- 1/31/23 - #1397 Rob Sanders 180.00 (postage stamps)
- 1/31/23 - #1398 Chad Morrow \$1225.00 (snow removal/road work)
- 2/18/23 - #1399 Chad Morrow \$775.00 (snow removal/road work)

Motion to approve the budget set forth by Rob Sanders. Moved by John Kell, seconded by Antoine Ribaut. Vote was unanimous in favor. The treasurer report is approved.

Road Update

Pretty good winter here. Snow removing 3 times with the tractors (Chad). 6 hours each time. Agua Fria was the main effort but we worked on helping all the full-timers. We succeeded in clearing the road for people that needed to go to town after the storms. Rob mentioned he received several thanks for taking care of it so quickly and diligently.

Rob shared that snow removal is an appropriate expenditure as it also helps improve the road maintenance on a longer-term basis. He hopes to continue to do that in the future. As more and more people are moving in the subdivision and staying for the winter, it would be helpful to know who is staying so we can be ready for snow removal up to their gate if needed.

Rob said we could plan to allocate \$6,000 for road gravel. He was quoted \$575 per belly dump of gravel. We also need to save money for a fall grading after the monsoon.

New Business

No nominations were sent to the BOD. The final nomination submission date is April 10th. The election ballots have to be sent by April 19th. Antoine proposed to start editing the ballots for the upcoming general meeting.

Rob proposed to have a post meeting BBQ lunch and potluck. Rob reached out to Eagle Nest in Datil for a large order of brisket to go (about 20 people). Additionally, the BOD proposed unanimously to have a potluck for sides and drinks to go along with the main dish.

Aileen mentioned if the Board wanted to post unofficial annual updates of the Statement of Net Assets (on the website) we need to indicate the report was prepared by the Treasurer for information purposes only, to distinguish them from the official Statement of New Assets that is required to be compiled every 3 years.

The BOD discussed the welcome letter for new landowners. Rob proposed to wait until after next month's vote so the welcome letter is accurate with regard to current elected BOD members.

Open Discussion

Rob reminded the need to print out the minutes stating that the treasurer Aileen Law is a key signatory for the WHLA at the local post office.

The treasurer also mentioned that she has now access to online banking deposits. This saves time from driving to Socorro to deposit checks.

The treasurer reminded the BOD that she needs to have volunteer hours sent to her. Both John and Antoine will follow-up for 2022 and year to date. Rob already complied with this requirement.

The treasurer explained that as of today's meeting one of our board members, the Vice President, is not in good standing with his dues. All our board of directors have to be in good standing. We have discussed it and we tabled the issue to be dealt with post annual meeting.

The meeting was adjourned at 11:49 am.

Respectfully submitted,

Antoine Ribaut
Secretary