

Board of Directors
Wildwood Highlands Landowners' Association
PO Box 87
Datil, NM 87821

Minutes of May 16, 2024

The Board of Directors of Wildwood Highlands Landowners' Association met online on May 16, 2024. The meeting was called to order at 10:04 am. In addition to President Rob Sanders, Board Members John Kell, Aileen Law and Antoine Ribaut were present.

Minutes of the previous meeting held on December 29, 2023, were read. Rob moved to approve the minutes. John Kell seconded the motion. Vote was unanimous in favor.

Treasurer Aileen Law presented the latest financial report. The 2023 tax return is completed. As of May 16, 2024, we have 90 lots paid, bringing an income of \$8,010. We have 9 outstanding landowners who haven't paid their dues and a licensee who paid the outstanding balance owed but did not include their lien release fee.

Expenses:

Communication with members: \$15 for Datil Well Group Campground and \$340 for postage fees to Rob.

Plowing: \$450 to Chad Morrow

Road Improvement: \$7,601.89 to Mangas Construction for 9 or 10 loads of gravel. Before the Treasurer sends the check to the vendor, Rob will verify the number of gravel loads actually unloaded.

John Kell asked if \$1,755 is sufficient funds to carry us until the end of the year. Rob was optimistic because past maintenance allows us to only grade once a year now. In case there is a major flood, or other emergency situation, we have a \$5,000 emergency reserve available.

Checks for approval:

2023: 2 checks written before end of last year

Check 1410: \$350 to Chad Morrow for end of year road work.

Check 1411: \$81.40 to Aileen Law for office supplies

2024

Check 1412: \$15 to BLM for rental of Datil Well Group Campground

Check 1413: \$450 to Chad Morrow for early year road work

Check 1414: \$340 to Rob for postage

Check 1415: \$134 to John Kell for website costs

Check 1416: \$44.22 to Aileen Law for office supplies including an address stamp.

The President moved to approve the checks. Vote was unanimous in favor.

The Treasurer stated we will need to have an independent CPA complete a financial review of the association's records in 2025. The Treasurer is searching for a CPA who does this work.

The Treasurer moved to approve the Treasurer's report. Vote was unanimous in favor.

Road report

Rob will investigate the 10 gravel loads billed by Mangas Construction vs. the 9 loads agreed upon. Mangas graded the entire subdivision with the exception of slabbed rock sections. One load was placed on Yucca circle, 2 loads on Highlands Trail and the remainder was spread on hill sections on Agua Fria Trail. Each load was \$515, which is cheaper and of better quality than last year.

We had lots of snow in the winter but it melted very fast. For instance, we had 10 inches in one storm in April but it was gone the next day.

Old Business

No old business was discussed.

New business

The new owner of lot 17 asked that nobody go on her property.

A non-resident landowner is coming out next month to take care of legal matters regarding his lot.

Rob Sanders suggested that all landowners check their property title to confirm it is correct. Rob also suggested that landowners notify the Board when land is up for sale so we can be aware of potential issues, including possible real estate fraud.

The Secretary sent the updated owners map to the webmaster John Kell to be uploaded on the website.

Open Discussion

Rob Sanders purchased food and picnic supplies costing about \$97 for the upcoming general meeting. We agreed to reimburse him.

Aileen went to the campground to test the internet connection and make sure John Kell can join the general meeting online.

It was reported that several landowners observed large boulders placed on Highlands Trail. In addition, several landowners observed trespassing past owner-owned gates and across landowner property into Sugarloaf subdivision. Rob suggested taking photographs of license plates so it can be reported to the Sheriff. The Board agreed to continue investigating these issues and to maintain an ongoing neighborhood watch.

The meeting was adjourned at 10:49 am.

Respectfully submitted,

Antoine Ribaut
Secretary