

**Wildwood Highlands Landowners' Association
PO Box 87, Datil, NM 87821**

Draft Minutes of the Annual General Meeting on May 18, 2024

The Annual General Meeting of the Wildwood Highlands Landowners' Association was held at Datil Well Group Campground on Saturday, May 18, 2024. The meeting was called to order at 10:05 AM. Members in good standing representing 31 lots (or ballots mailed in by them) were present. With a total of 90 lots in good standing, this fell short of the 50% threshold for a quorum (45 lots). We continued with a second meeting, at which the 31 lots in good standing now met the reduced threshold for a quorum (23 lots). In addition to President Rob Sanders, Board Members Aileen Law and Antoine Ribaut were present. Board Member John Kell attended the meeting virtually.

As usual, the general meeting started with a presentation of all the landowners present.

A motion to dispense with the reading of the minutes of the May 20, 2023, Annual General Meeting was approved by voice vote.

Rob Sanders talked about the poacher who was observed in Wildwood Highlands last fall. He is a landowner who shot his rifle at wildlife from his truck. The matter was dealt with by calling the NM Game & Fish officer. The problem seems to have been resolved but landowners should look out for suspicious things and behaviors.

Treasurer's report

Treasurer Aileen Law presented the financial report. The 2023 tax return due April 15, 2024 was filed on April 7, 2024. As of May 18, 2024, we have 90 lots paid up at \$89 each. This gives us \$8,010 in collections. The total income is \$8,997.39 which includes late fees and a couple of settlements and people paying previous years' assessments.

The largest single expense is road improvement, which will be discussed during the President's road report.

The total expenses for the year come to \$8,585.11. We started the year with \$6,342.77, so we have \$1,755.05 for operating expenses at this point of time. We also have \$5,000 for emergency funds should the need arise.

We have 9 delinquent landowners who haven't paid their 2024 dues and a licensee who paid the outstanding balance owed but did not include their lien release fee. We will be filing a lien on one delinquent landowner next week. Notice of lien has already been sent. In addition, we will be renewing a lien on a delinquent landowner.

State law requires that a financial audit or a compilation of our association's records be done by an independent CPA. The CPAs that have been contacted stated that they do not do this work nor are they interested in doing the work because of the extra educational requirements needed as it relates to HOA law. This financial audit or compilation is to be completed in 2025 for fiscal year 2024. The Treasurer asked for referrals for a CPA with this expertise.

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The President made a motion to approve the Treasurer's report. John Kell seconded the motion. Vote was unanimous in favor.

President's Road report

We had lots of snow in the winter, but it melted very fast. On the last occurrence last month, we had 10 inches in just one storm. However, it was gone the next day. We try every time to get it off the road, so it doesn't further damage roads with the melt, thaw, melt, thaw cycle that turns into mud. Chad Morrow plows the back of the subdivision while Chuck Luzier is doing the front.

The contractor brought in 10 loads of gravel and graded about 8 miles. We paid \$515 per load of gravel; grading was \$250 per mile plus taxes on top of that. Rob stated it cost less than last year for better-quality gravel.

If you need to clear out trees and debris for fire prevention, there is a county grappeler that will come through the subdivision upon a request for slash removal. We've been stacking some slash along the road. If slash or debris needs to be removed, Rob suggested landowners pile it on their property along the edge of the road and contact the Board.

A motion to accept the road report was approved unanimously.

Election of board members

A non-board member volunteered to assist the Secretary in counting the ballots in the election of board members.

The Secretary read the results: John Kell received 23 votes, Eric Toops received 13 votes and Heart Cameron received 26 votes. John Kell is re-elected and Heart Cameron is joining the board. Rob Sanders thanked the candidates for their interest.

Dark Sky Preservation Update

The Secretary gave an update of our community effort to preserve our dark skies and mitigate light pollution.

This is an issue that not only affects our quality of life, but also has a direct impact on our property values. Living in Datil, we are fortunate to have some of the darkest skies in the country. This unique asset attracts many to our community, whether for stargazing or simply enjoying the natural beauty of a clear night sky. However, maintaining these dark skies requires ongoing vigilance and proactive measures. Light pollution, primarily from improper outdoor lighting, is a growing concern.

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The Secretary suggested that landowners consider putting outdoor lights on a timer so that after 5-10 minutes they shut down automatically and shielding lights so they only shine down and not up at night.

Open Discussion

Rob Sanders talked about potential issues with property titles. It appears that Dick Wellborn, who originally subdivided Wildwood Highlands, may still have his name on some of the lots. Rob suggested that landowners check their title. The Treasurer added that landowners can visit the Catron County Tax Assessor's website and type in the subdivision name and lot number to check what information the county records show. Owner names also show up on annual property tax documents, however, for new landowners, it may take a full year before the previous owner's name is removed.

Rob then shared recent events involving one of our long-standing landowners. A new neighbor took up residence on one of the subdivision properties. He removed some trees, put in a driveway, parked his RV, and began construction of a building. The long-standing owner of that property sent an email to the WHLA Treasurer asking why he hadn't received his assessment notice, since he wanted to pay his dues. He was advised that the county records indicated the property had been transferred.

The property was sold, fraudulently it seems, without the owner's consent, to an unsuspecting buyer, who began living on the property. After unraveling what had happened, the long-standing owner began legal action to get his land back and restored to its preexisting condition.

Thank you for attending. Now on to the Brisket and the delicious food everyone volunteered to bring today!

The meeting was adjourned at 11:05 am.

Respectfully submitted,

Antoine Ribaut
Secretary