

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

Minutes of October 28th, 2024

The Board of Directors of Wildwood Highlands Landowners' Association met online on October 28th, 2024. The meeting was called to order at 7:01pm MDT. In addition to President Sanders, Board Members John Kell, Aileen Law, Antoine Ribaut and Heart Cameron were present.

The minutes of May 16th, 2024, were read by the secretary, followed by the minutes of May 21st, 2024. Both sets of minutes were approved by the Board. Rob confirmed that Mangas Mountain Construction did in fact deliver 10 loads of gravel last spring.

The Board approved the posting of the draft minutes from May's annual general meeting on the WHLA website.

Road Report

To compensate for the poor quality of gravel delivered this year (which led to more washboarding than expected), Mangas Mountain Construction graciously graded several sections of washboard at no charge.

Treasurer's Report

We have 94 Lots paid for as of today.

- Total Income of \$ 9,434.39
- Total Expenses of \$ 8,745.87
- Margin of \$ 688.52

The treasurer presented a list of checks and each was approved by the Board:

- Check #1417 to Mangas Mountain Construction LLC for \$ 7,601.89 (road improvement)
- Check #1418 to Catron County Clerk for \$25 (lien filing fee)
- Check #1419 to Catron County Clerk for \$25 (lien filing fee)
- Check #1420 to Rob Sanders for \$93.81 (reimbursement for general meeting food)
- Check #1421 to Antoine Ribaut for \$16.95 (NM state filing fees)

New Items

Renewals:

The treasurer received an invoice for \$795.00 for our director's liability insurance premium due November 4th, 2024. The Directors approved the expense. The treasurer will pay the renewal via credit card and be reimbursed by check.

Also, the annual renewal fee of \$100.00 for the WHLA PO Box is due October 31, 2024. The Directors approved the expense.

Old Well:

The old well at the entrance to the subdivision is defunct and has been since 2003. The casing is cracked inside and thus it is unusable. The law requires us to bury the well since it is still listed as active on the records of the State Engineer. However, the subdivision is in no way able to cover the cost of plugging and abandoning the well in accordance with current State requirements. The Board agreed to maintain the *status quo* for now.

County Funds:

Catron County may have an extra \$70,000 in fire-grant funding available. Could this be used towards an on-site fire suppression system? The Board discussed the possibility of landowners providing water for fire emergency personnel. To limit fire risks, we would like to discuss this topic further with landowners willing to participate. Heart Cameron will investigate the costs of purchasing fire suppression tanks, fittings, etc.

Easement Access Update:

We are still facing trespassing issues. Aileen discovered that one of the locks had been cut on a shared gate and tire tracks were observed in front of another shared gate. With consent from the landowners, Rob will install new locks on these gates. The Board discussed the change of ownership of lot 77. All landowners are reminded that traffic between Sugarloaf and Wildwood Highlands via the emergency access easement on lot 77 and others is only permitted for genuine emergencies; travel otherwise will be considered trespass.

The Board discussed providing updated lock and contact information to emergency and utility services. Until then, Rob suggests that every landowner burdened with an emergency access easement advise emergency services about the combinations to their current locks, if any, since they could be held liable for blocking an emergency escape route.

The following suggestions were tabled for future discussion:

- Sending a formal notarized letter to the sheriff with the combinations to the locks and landowner contact information; and
- Displaying the landowners' phone number on the gates.

Search for a CPA:

The treasurer has found a potential CPA to complete a financial review or compilation of the association's records as required under State law. The Board approved engaging the CPA, and granted permission for the Treasurer to forward WHLA financial statements to the CPA to obtain a quote. Costs are estimated to be in the \$800 - \$900 range. The law requires the review to be completed every three years.

2025 WHLA Assessment:

In accordance with Section 4.11.3 of the WHLA Bylaws, the Directors unanimously approved a resolution to increase the amount of the assessment for 2025 by the Federal Cost of Living Index Rate for 2025 (2.5%). The new assessment amount for 2025 is \$91.00 per lot.

FINCEN - Beneficial Owners Information Reporting Requirement:

Effective January 1, 2024, US Federal law (the Corporate Transparency Act or CTA) requires certain entities, including many small businesses, to report information about the individuals who ultimately own or control them (also known as their “beneficial owners”) to the Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury. Home owners’ associations are among those who must file this Beneficial Owners Information (BOI) report by January 1st, 2025. The following information is required in the report.

For the WHLA:

- its full legal name,
- its complete current US address,
- state jurisdiction of its formation,
- IRS taxpayer identification number.

For each director:

- his/her full legal name,
- his/her date of birth,
- his/her complete current address,
- unique ID number, jurisdiction, and image of his/her driver’s license, or passport.

For now, we will wait and see until we get more clarification.

Low Clearance Utility Lines:

Rob will contact WNM Communications about low-hanging fiber optic utility lines recently installed in the subdivision.

Other News:

In September, 2024, Augustin Plains Ranch LLC appealed the April, 2024, decision by the New Mexico Seventh Judicial District Court to deny their application to pump 54,000 acre-feet of water a year from the San Agustin Plains basin.

Next Meeting: The Board intends to meet in mid-December.

Meeting was adjourned at 8:00pm MDT.

Respectfully submitted,

Antoine Ribaut
Secretary