
Wildwood Highlands Landowners' Association
PO Box 87, Datil, NM 87821
Minutes of the Board of Directors Meeting on August 16, 2025

Call to Order

The Board of Directors of Wildwood Highlands Landowners' Association, Inc. met on Saturday, August 16, 2025. The meeting was called to order at 10:22 AM with all members present. Minutes of the Annual Meeting were referenced, and as all board members had been in attendance, a motion was made and carried to forgo reading them in full.

Treasurer's Report

Treasurer Aileen Law reported that as of August 16, 2025, dues have been paid for 93 lots. Total income for the year stands at \$8,796, including late payments and miscellaneous sums. Expenditures included a road improvement bill of \$4,332.60 and a CPA bill of \$1,022.44, bringing total expenses to \$5,620.04. The current operating balance is \$4,273.87, not including the \$5,000 emergency reserve. The report will be circulated by email following the meeting.

Road Report

President Rob Sanders reported that five loads of gravel were spread in problem areas and that subdivision roads were graded. However, due to very dry conditions, wash-boarding reappeared quickly. One section leading toward Secretary Ribaut's lot was not graded due to posted signage but will be addressed at the next opportunity. President Sanders proposed a future infrastructure project to widen the upper turn near Ribaut's lot, involving a culvert extension and placement of coarse cobble and road base. Estimated costs may run \$3,000-\$4,000. The Board discussed staging the project in phases, with contributions from Chad Morrow and others for equipment support. Treasurer Law interjected that she made a misstatement during the Treasurer's Report – the current operating balance is in fact \$3,273.87 which accounts for a \$1000 reserve for potential legal expenses as discussed during the Annual General Meeting.

Board Positions

The Board formally approved sustaining the current officer appointments for the remainder of the year. All members agreed to maintain the status quo.

Old and New Business

Discussion turned to liens and delinquent properties. Treasurer Law reported receiving a certified letter from the New Mexico State Taxation and Revenue Department regarding Lot 69, scheduled for tax foreclosure auction on September 11, 2025. The Board will ensure proper filings to recover owed dues and lien amounts.

Reports were also shared of continued trespassing activity from Sugarloaf, though incidents appear reduced. Recent issues included attempted delivery of a portable shed that damaged overhead fiber wiring. Trail cameras and Sheriff involvement continue as deterrents.

Adjournment

There being no further business, the meeting was adjourned at 10:40 am.

Respectfully submitted,

Antoine Ribaut, Secretary