

HOA Annual Meeting August 31, 2024

Meeting is called to order at 11:30 by Joh Larson, who explains that there will be two meetings: regular (annual) and 'special' (voting for the amended bylaws).

Secretary Cat Burton reads the minutes from the 2023 Annual meeting.

Treasurer Whit Whitlow reviews the Treasurer's report from 2023 and updates from the previous meeting in July 2024.

- Current checking account balance is \$7,910.63. A partial Treasurer's (Jan. - August 2024) and a final 2023 report are attached.
- Recently spent: \$1,000 Board liability insurance, \$807 state audit, also stamps, PO Box, ink, paper, arrow signs at turns
- He reports that he has not deposited the annual \$1,000 for the road lease into the savings account yet this year, due to high expenses for road work.
- Not all dues have been collected yet
- Also reported that the recent multiple power outages are due to Socorro Electric changing how the breakers are no longer allowed to automatically reset, to lower fire risks.

A conversation among the attendees ensues about the use of water from the community well by permanent residents. Sue Supinski makes the motion to leave the current well usage rules as they are written. Motion carried. Sue Supinski makes a motion to form a committee to research the current bylaws for who may use the community well, for what duration, and to what extent. Motion carried.

- A call for volunteers to sit on the "Well Committee" is made. The following volunteers are:
 - Roger and Peggy Thompson
 - Aileen Law
 - Chris Fuhr
 - Sue Supinski
 - David Cravens
 - Joe Campbell
 - David Sarricks
 - Alternate #1: Wolf Fuentes
 - Alternate #2: Roger Selva (part-time resident)

Votes are counted by two volunteers. The results for the 2024-2025 Board are:

- John Larson
- David Sarricks
- Pat Grymala
- David Cravens
- Aileen Law

Motion is made, seconded, and voted in approval to adjourn the annual meeting.

August 31, 2024 “Special Meeting”

Three members report that they did not receive a copy of the amended by-laws, which they are given at the meeting.

A conversation is initiated to discuss whether the Board must follow the state laws, and whether the HOA can be turned into a non-HOA organization.

David Sarricks reviews the changes to the by-laws:

- Adherence to State laws
- Fine schedule
- Drone usage (incorporation of proposed state law)
- ‘severability’ and ‘waiver’
- Corrections of typos, duplicate words, grammar

Another group discussion takes place to discuss the egress of roads which has been blocked by Walraven. It is reported that the EMS, Fire Depts, utility companies all have locks on the gate chain, in order to use the blocked gates to get through for emergency purposes.

Votes to accept the amended by-laws are counted with the amendments approved by a vote of 41 in favor and 33 against. Proposed bylaws are adopted and will be filed with the Catron County Clerk.MOA

A motion to adjourn is made, seconded, accepted.