

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, LLC

**BOARD OF DIRECTORS MEETING MINUTES
APRIL 12, 2025**

PRESENT: John Larson, Dave Cravens, Aileen Law, David Sarricks, and Patricia Grymala.

Visitors: Wolf Fuentes, Joe Campbell, Miah Woods, John Gourley, James Hadler, Howard Bates, Ralph Strodtbeck, Michael Wimmer, Patti Wimmer, Dee Dixon, John Smith and Chris Fuhr.

The Second Quarter Directors Meeting was called to order at 10:01 am at the home of John Larson.

The Board announced that it would proceed with its scheduled Board meeting and visitors could voice their concerns during New Business or in Executive Session.

READING OF THE MINUTES FROM PREVIOUS MEETINGS:

Secretary Law read the minutes from the January 11, 2025 Board Meeting. Larson moved to approve the Secretary's Report. Sarricks seconded. Motion carried.

TREASURER'S REPORT:

David Sarricks presented the 2025 First Quarterly Report (copy attached). To date, \$15,422.55 in dues was collected. Total Expenses to date are \$1,570.34. The Cash Flow is \$13,852.21. Sarricks provided copies of March statements for the WaFd checking and savings accounts (copies attached). As shown, \$15,000 was transferred from checking to savings so the checking balance is \$5,295.91. The savings account balance is \$20,563.37. The statement for the \$15,000 CD is also attached. The ending balance for March is \$15,200.31. The 2024 tax return was filed by 4/15/25. The Association had a \$141.00 liability. The WaFd CD earning 4.51% APR matures on 5/12/25. The ending balance will be rolled into another interest-bearing CD. Sarricks reported that he was able to add Zelle as a payment option for our members. Sarricks moved to approve the Treasurer's report. Law seconded. Motion carried.

OLD BUSINESS:

MAILBOXES

Per Patricia Grymala, members who would like a mailbox would be required to pay a \$200 one-time fee to reimburse the Association for the outlay. However, she reported that approval must be obtained from the postmaster. Larson made a motion that Grymala could bring it up at the Annual General Meeting as an item to be voted on. Law seconded. Motion carried.

IMPLEMENTATION OF WELL COMMITTEE RECOMMENDATIONS

David Cravens reported that certain improvements were to take place at the well, including: replacement of the frost-free hydrant with insulated solar heat tape on the supply pipe, a possible tank flush, and the addition of filters. It is also possible that the storage tank may need to be replaced. The addition of trail cams was discussed. In addition, the pump may need to be pulled and replaced. Cravens will get estimates for this work. John Gourley asked about the feasibility of installing a hand pump. Larson and Cravens explained that the depth of the well would make hand pumping virtually impossible. Larson motioned to approve these suggestions. Law seconded. Motion carried.

FinCEN BOI REPORTING

Law reported that the Board is no longer required to file a BOI report under FinCEN since the definition of a reporting company has changed.

ROADS

Cravens reported that the access road is being dragged every two weeks and is looking into the feasibility of adding materials such as road base, beet juice binding agent, etc. to improve the road conditions. The condition of the roads at Southern and Bear Track was discussed. Cravens stated he would investigate those areas and possibility of seeking a professional to make suggestions about the washboard on subdivision roads.

VARIANCE REQUESTS

The Board issued a denial to a variance request made by Wolf Fuentes so the Board could research the legality of granting the requested variance. Wolf Fuentes is in attendance to present arguments in favor of a reconsideration of the request. These matters will be discussed by the Board during an Executive Session after the regular board meeting.

ALLEGED DRONE VIOLATION

The Board issued a letter to John Smith after receiving a complaint from another property owner alleging that a drone was flown over his property without his permission. John and Lesa Smith responded to the letter and requested a review of the evidence and an opportunity to discuss their drone activity. These matters will be discussed by the Board during an Executive Session after the regular board meeting.

NEW BUSINESS:

RECENT FIRE ON BEAR TRACK

The recent fire was discussed. Board members and visitors had the opportunity to recount their experiences. Questions arose about possible punishment/fines for those accountable. Sarricks reported that we are still awaiting the official incident report the forestry department. If necessary, the Board will discuss the matter in an Executive Session.

EMERGENCY CONTACT LIST

Pat Grymala expressed her concern that she did not know about the fire while it was occurring and suggested putting together an email list for emergency purposes. Board members and visitors discussed a "phone tree" where one or more members call other members to pass on a message. Law moved to nominate Grymala to follow up on the creation of a phone tree or other type of alert system. Larson seconded. Motion carried.

OFFER TO PURCHASE FIRE FIGHTING EQUIPMENT

Sarricks reported that Elizabeth Baker approached the Board to purchase water trucks and other fire-fighting equipment in view of the recent fire on Bear Track. After a short discussion about the condition of the equipment, necessary upkeep and potential association liability, Larson made a motion to decline the offer. Law seconded. Motion carried.

LETTER FROM WILDWOOD HIGHLANDS

Sarricks reported the Board has received a letter from Wildwood Highlands Subdivision describing recent violations and trespassing through the Wildwood Highlands utility/emergency access easements perpetrated by several Sugarloaf Mountain landowners. Chris Fuhr added that he received a citation from the Catron County Sheriff for trespassing through the Highlands emergency easement to get groceries. The Board determined that SMOA has no jurisdiction or authority over the emergency easements since they are located in Highlands and privately owned by property owners in Highlands. Sarricks made a motion to take no further action and volunteered to draft a reply letter. Larson seconded. Motion carried.

TRESPASSING

The Board then discussed the trespassing by unidentified persons through Lot 194 owned by Amy and Michael Hallmark into Wildwood Highlands. Sarricks reported that the path across and through Lot 194

and onto a Wildwood Highlands lot is visible and well-used. Sarricks moved to notify the Hallmarks of the trespass. Larson seconded. Motion carried.

The Board also discussed the illegal parking on the right of way adjacent Southern Trail owned by Patty and Michael Wimmer by Lynn Ghee Lot 243. It has been observed that Ghee parks second vehicle in Wildwood Highlands leaving the first car illegally parked in Sugarloaf until her return. Law stated that photographs have been taken of both vehicles. The Wimmers were made aware of the identity of the offending lot owner. The Board will further investigate the matter and if necessary, will discuss the matter in an Executive Session.

The next board meeting is scheduled for July 12, 2025 at 10:00 am at John Larson's house.

The Annual Meeting is scheduled for September 6, 2025 in recognition that the previous weekend is Labor Day weekend and some members may not be able to attend due to travel/holiday plans.

The regular board meeting was adjourned at 11:15 am.