

# *Willow Springs Ranch Phase I Owner's Association, Inc.*

## *Meeting Minutes* Saturday, February 13, 2016

### **BUDGET MEETING**

#### **Call to Order**

Lewis Benavides called to order the budget meeting of the Willow Springs Ranch Phase I Owner's Association, Inc. at 14:02 on February 13, 2016 via teleconference.

#### **Roll Call**

Eric Brock Lot 2A  
Mae Yee Lot 2A  
Lewis Benavides Lot 27  
Geoffrey Comber Lot 28  
Tom Lyons Lot 2-22  
Ray Greenwood 33  
Bob Bishop 2-14  
Laura Bishop 2-14  
Butch Hammack 2-13 and 26

#### **Presentation of the Budget**

- Mae S. Yee reviewed the 2016 budget as posted to the POA web site.
- Discussion ensued about some of the 2016 budget line items.
- Ray Greenwood mentioned some of the roads did not get bladed. He feels all of the roads should be bladed. Ray said he cannot enter his property because of incorrectly installed cattle guards. The cattle guards are not buried deep enough.
- Butch Hammack installed the cattle guards. Butch said he would clean up the approaches in the next day or two.
- \$800 added to the roads for street signs.
- The 2016 association dues will be billed at \$0.23594 per acre.

Geoffrey Comber moved to accept the budget. Tom Lyons seconded.

The 2016 budget was unanimously approved.

### **GENERAL MEETING**

#### **Call to Order**

Lewis Benavides called to order the regular meeting of the Willow Springs Ranch Phase I Owner's Association, Inc. at 14:22 on February 13, 2016 via teleconference.

## **Roll Call**

All members present are the same as those that attended the budget meeting.

## **Proof of Notice of Meeting**

The meeting notice was posted on the Association web site ([www.wsrpoa.org](http://www.wsrpoa.org)) on February 12, 2016 and postcards sent via USPS mail on January 9, 2016.

## **Report of Officers**

**President:** The SunZia transmission line will run through Willow Springs. No building activity to report.

Lewis Benavides called for the vote to approve the November 8, 2014 minutes. Unanimously approved.

**Vice President:** His friends in Lemitar, New Mexico said SunZia was trying to buy easements from property owners for the transmission line. There was success in having SunZia move a tower from a property owner's land, in order for the property owner to build a house.

**Treasurer:** Our collection rate is 67% on the 2015 association dues. We still have the same people who are delinquent in their payments. Funding is included in the 2016 budget to file and update liens.

Lewis Benavides proposed adding a community page to the wsrpoa.org website to list on the WSRPOA lots that are for sale. Geoffrey Comber will look into adding a page to list lots for sale.

**Secretary:** Nothing to report.

## **Report of Committees**

**Roads:** Tom Lyons, Camille Call, and Eric Brock are on the road committee. Will work to install street signs this year. Ray's lot number 33. I will make an effort to drive the property to assess the roads. Is there a point of contact for the person or company doing the road maintenance? Tom's phone number is 575-517-7219. Tom Lyons will follow up on the progress of the cleanup of the cattle guard approaches within the next 2-3 days.

**Election:** Offices up for election: Vice President, Secretary and Treasurer. President is up for election next year.

Treasurer. Eric Brock nominated Mae S. Yee for Treasurer. Seconded by Ray Greenwood. Accepted. Approved by voice vote.

Secretary. Bob Bishop nominated Eric Brock for Secretary. Seconded by Tom Lyons. Accepted. Approved by voice vote.

Vice President. Ray Greenwood nominated Tom Lyons for Vice President. Seconded by Eric Brock. Accepted. Approved by voice vote.

### **Unfinished Business**

None

### **New Business**

The SunZia transmission line will traverse Willow Springs Ranch along the same route as the existing main power line.

(Lewis Benavides) Is there compensation that the POA should pursue regarding easements when the lines get installed? We may need to seek advice from a lawyer in the future. It has been a while since the WSRPOA had sent a letter to SunZia opposing the project going through Willow Springs Ranch. It was suggested another letter should be written to SunZia to make them aware of the existence of Willow Springs Ranch.

(Bob Bishop) The SunZia project is being reviewed at the Land Office which may take another 9 – 10 months.

(Laura Bishop) SunZia stated they will use the roads to install their transmission line and then repair the roads to its original condition.

Information on the SunZia project can be found at [www.sunzia.net](http://www.sunzia.net).

### **Adjournment**

Bob Bishop moved to adjourn the meeting.

Lewis Benavides adjourned the meeting at 14:55.