

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

Meeting Minutes  
Saturday, February 27, 2021

### GENERAL MEETING

#### Call to Order

Lewis Benavides, President, called to order the annual meeting of the Willow Springs Ranch Owner's Association, Inc. at approximately 14:05 on February 27, 2021 via teleconference.

#### Roll Call

Mae Yee	Lot 2A (489)
Eric Brock	Lot 2A
Lewis Benavides	Lot 27 (703)
Sharon Fix	Lot 7A (173)
Butch Hammack	Lot 26 (160)
David Mitchell	Lot 14 (172)
Notah and Kerra Howe	Lots 42 and 42A (936)
Toni Ristau and Roy Ball	Lot 32 (161)
Sharyl Sutton	Lot 7 (173)
Maurice Slayton	Lots 2-3, 2-4, 2-5 (480)

#### Proof of Notice of Meeting

Sent via USPS.  
Sent via email during the meeting.

#### Approval of minutes from last meeting

The 2019 meeting minutes were approved with no amendments.

#### Report of Officers

##### President:

Report on the meeting with SunZia ([sunzia.net](http://sunzia.net)). The President, Treasurer, and Secretary met with SunZia. Lewis Benavides provided a background on SunZia. SunZia is building out infrastructure to provide power to Phoenix metropolitan area. The WSRPOA filed an objection to the power line to no effect. This project has been going for about a decade and SunZia has gotten more serious in the last few years. SunZia plans to reach out to individual land owners on whose property lines they will cross. SunZia wants to use the roads on the property for tower construction and maintenance purposes. To accommodate the Willow Springs Ranch property owners, SunZia offered the Willow Springs Ranch Property Owners Association (WSRPOA) the following items as detailed in the Road Use Agreement:

1. \$30,000 paid out over a three year period in equal increments beginning in 2021.
2. Replace all of the road signs - up to 40 signs.
3. Add traffic control items (stop signs) - up to 15 signs.
4. Add and replace cattle guards – 5. A suggestion was made to relocate the northern cattle guard to Big Buck.

The roads were bladed about two months ago.

##### Vice President:

Not present

**Treasurer:**

Nothing to report until the budget ratification meeting.

**Secretary:**

Nothing to report

**New Business**

**Election of Officers**

The following is a list of terms for each officer as provided in the bylaws:

1. President – Three years
2. Vice President – Two years
3. Secretary – One year
4. Treasurer – One year

**President:** No nomination needed. The term has not expired.

**Vice President:** No nomination needed. The term has not expired.

**Treasurer:** Toni Ristau nominated Mae Yee for Treasurer. There were no other nominations. Mae S. Yee accepts. She was unanimously approved. Mae Yee has expressed this will be the last year she will serve as Treasurer.

**Secretary:** Roy Ball nominated Eric Brock for Secretary. There were no other nominations. Eric Brock accepts. He was unanimously approved. Eric Brock has expressed this will be the last year he will serve as Secretary.

**Unfinished business**

**Liens:** Property owners need to pay for filling fees at the current amount being charged by Socorro County. Currently it is \$25. Some property owners have settled. Some have not. How long should we wait before filling a lien?

**Issues regarding assessment dues nonpayment:**

1. Sharon Fix claims the road to her property has not been bladed. Sharon Fix says she has never been billed.
2. Maurice Slayton does not like the amount of the 2020 assessment invoices because the amounts were high. The reason for the higher rate per acre assessed in 2020 was because there were no assessment invoices sent out for the years 2017, 2018 and 2019 because no road maintenance was performed for a couple of years due to drought. When road maintenance was performed in December 2018, we had to assess enough to replenish the funds needed for future road maintenance. Maurice Slayton prefers to be billed annually. His thinking on the billing situation makes sense.

**Status on WSRPOA website:** There was a property owner who agreed to re-establish the website. That person has not been responsive. The website is inactive and cobwebbed for now. All the material that was on the website has been lost. We need to find someone to revive the website.

When will this year's assessment go out? They will go out shortly after the budget is approved.

Meeting adjourned at 15:00.

## **BUDGET RATIFICATION MEETING**

### **Call to Order**

Lewis Benavides, President called to order the budget ratification meeting of the Willow Springs Ranch Owner's Association, Inc. at approximately 15:01 on February 27, 2021 via teleconference.

#### **Roll Call**

Mae Yee	Lot 2A (489)
Eric Brock	Lot 2A
Lewis Benavides	Lot 27 (703)
Sharon Fix	Lot 7A (173)
Butch Hammack	Lot 26 (160)
David Mitchell	Lot 14 (172)
Notah and Kerra Howe	Lots 42 and 42A (936)
Toni Ristau and Roy Ball	Lot 32 (161)
Maurice Slayton	Lots 2-3, 2-4, 2-5 (480)

#### **Presentation of the Budget and Financial Documents**

The treasurer discussed the 2020 Profit and Loss statement.

The treasurer discussed the 2020 Balance Sheet.

A question was raised about foreclosing on a lien. The board doesn't know the process for foreclosing on a lien. The WSRPOA has not foreclosed on any liens.

#### **Presentation of the 2021 budget.**

Two budgets were presented. One including the SunZia funds as part of the reserve funds and the other without being part of the reserve funds. If the first budget passes, the second budget will not considered.

Question: Can we split the difference? Put \$5,000 towards road maintenance costs and \$5,000 towards the reserve funds

Maurice Slayton moved to have a vote on the budget that includes the full \$10,000 from SunZia as part of the reserve funds. Seconded.

Vote: Against:  $161+936+160=1,257$ . For:  $489+703+173+172+480=2,017$   
The 2021 budget passes.

Toni Ristau motioned to adjourn the meeting.  
Roy Ball seconded.

Meeting adjourned at 15:45