

# WINDMILL HOA

## Newsletter

### Board of Directors

John Mruskovic  
(610) 972-1266  
Robert Petty  
(575) 973-7105  
John Holt  
(575) 740-9438  
Tim Taylor  
(307) 320-8244  
John Exterkamp  
(575) 686-0795

### Officers

John Mruskovic, President  
Robert Petty, Vice President  
Anne Exterkamp, Treasurer  
Janet Petty, Secretary

### Newsletter

Welcome to your Oct. 2022 HOA Newsletter! We put this together to keep you in the loop on what is happening on the ranch.

Suggestions for content are always appreciated.

Newsletter is distributed to all property owners of Windmill Ranches and Published by volunteers of the Windmill Ranches Home Owners Association, Inc.

## Annual Meeting

Our Annual Meeting was Sept. 22 and was in person at the Woman's Club for the first time in two years! Twenty-one people attended and participated.



If you have any questions on anything please drop an e-mail to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com) and someone will get back to you. Secretary Janet Petty's minutes are below.

### John Mruskovic (President)

Welcome everyone!

Call to order at 10:11 am. Pledge of Allegiance and New Mexico flag was recited.

All BOD and Officers present for the meeting, with the exception of John Exterkamp. Let us go ahead and get started. Can we get a motion to approve the minutes without reading them from 2021? Janet Petty moved and Anne Exterkamp seconded. Minutes approved. Anne will start us off with financials.

### Anne Exterkamp (Treasurer)

#### BALANCE SHEET 9/21/2022

- Checking balance \$20,055.04. Savings balance \$115,871.79.
- John Exterkamp will talk about Accounts Receivables (past due accounts)

#### Profit and Loss with Budget 9/21/2022 – with January to December info

- Annual Budget created by the Board members. Info added in July 2021.



## Emergency Response

**If you do not have a street address listed with the County Assessor's Office you are not on their emergency response map.**

**If the ambulance or fire people are looking for your address, they will not find you.**

**Call Janet Herrera 575-354-2922 she can help you with getting your street numbers.**

## ZOZO Newsletter

There is a Carrizozo Community Newsletter. This is emailed out twice a week.

Please contact [carrizozonewsletter@gmail.com](mailto:carrizozonewsletter@gmail.com). to be added to their list. This is a great way to keep in touch with what is going on whether you live here or out of state.

- GL 410 – 415 accounts for RECOVERY when accounts are paid. Recovery for 2022 prior years. Payments help our Net Income.
- GL 604 Tax Prep \$2,304.30 by CPA for 5 reports (2016 to 2020) in 2021
- Separate accounts for IRS & NM tax returns.
- GL 635.1 IRS for penalties & interest for 2016 to 2020 – paid \$5,016.89 total so far
- We received a \$462.23 refund for 2019 on 09/27/2022
- GL 636.1 NM for penalties & interest -- \$436.51 paid in 2021

## John Exterkamp (Director)

**NOTE: Anne Exterkamp delivered John's report as he was unable to attend the meeting in person.**

We have 326 parcels in Windmill Ranches. Invoices are sent out in mid-November for the January Regular Assessment. Payment is due by 01/31 of each year. Delinquent after that and you will lose your voting rights for 1 year.

## Collections & Delinquencies (John's job)

- September 2022 = 20 Accounts = \$30,467 (AS OF TODAY)
- 10 people owe \$117 to \$400 = \$2,016
- 2 people owe \$401 to \$1,000 = \$1,768 Payment Plans are offered \$400+ account balances.
- 8 people owe \$1,001 to \$9,000+ = \$26,683

**Liens are recorded on balances of \$400 or more with the Lincoln County Clerk to PROTECT the HOA.** Lot owners, Real Estate Brokers and Closing Agents are to verify any amount due before any property sale. A Lien is redone every 2 years = \$25 to release old liens and \$25 to place a new lien for the total amount due and charged to the lot owner. There were 25 liens placed / released from October 2021 to Sept 2022

## Legal Action and Auctions

Four 4 Types of Letters are prepared depending on the balance by Anne for JB's approval and signature. -- 1. Friendly -- 2. Formal -- 3. Pending Lien by certified mail; 4. Pending Legal Action sent by Restricted Certified Delivery (envelope must be signed for by the lot owner).

**Board approval required on accounts over \$1,000 for transfer to the attorney to start foreclosure proceedings.** Lot owner is warned of pending action and

final notices by certified mail before the case goes to the attorney.

WE TRY everything to convince the lot owner to avoid court – Pay Us Now or Pay 3-4 Times Later. Anne writes an Affidavit of all collection efforts to file in the courts. Cases take 2+ years to notify owner and have the attorney handle the multi-level court action.

- 4 lots owned by 3 people – current Court Foreclosure Action = \$21,141
- 1 owner 2 parcels for \$13,175 – Foreclosure Damages Hearing on September 28, 2022
- 2 owners 2 parcels for \$7,966 -- In Foreclosure with the Courts (auction pending)
- 1 owner 1 parcel for \$1,511 -- sent to attorney in August to start foreclosure
- 2 owners 2 parcels for \$2,541 in the works – legal action pending
- 1 owner avoided foreclosure by starting a Payment Plan when \$2,040 due

### **Lien report**

Lincoln County Property tax auction by the State of NM Treasurer is October 4, 2022 at 10 a.m. at the Carrizozo county offices. 3 parcels up for bid – lots 90, 171 and 231. Lot owner is delinquent for 3+ years. The Auction is for the property taxes ONLY. Buyer is to research liens on the parcel (due diligence). Anne attends the auction to meet buyers and work with them on collecting our debt of HOA dues.

## ***Bob Petty (Vice President)***

### **ROADS**

1. Wash out on Ranch House Road. Ditch was never dug by original builder because of the large rock issue in that area. This caused the road to wash over during heavy rain. Jerry Hobbs has pulled the ditch and pushed out the large rocks, this area will get new culverts to prevent wash outs in the future. Base course will be added to the road and the culverts will be dug and placed by the Road Crew.
2. North end of Windmill Road an area has been washed out leaving the culverts exposed. Jerry Hobbs will be doing that work. Road had been washed out to the point that it needs to be built back up.

### **Fence Project**

1. North Perimeter Fence. Three and a half miles were completed this past summer. Plan to do another three miles next summer. The entire project is 10 miles. So, 3 miles a year until project is done. Cost is being split by HOA and neighboring ranch that we share fence with. We are paying for labor and they are paying materials and supplies.

### **Fire Wagon**

1. The equipment we have now is on loan from Waddy Hobbs (truck) and John Mruskovic (tank and trailer). We have a truck and trailer owned by the HOA. We have items that have been donated. Tank, hoses and such. Both truck and trailer need some work. We are hoping to start those repairs starting this winter. The ranch needs its own brush fire truck.

## ***Waddy Hobbs (Rancher)***

The start of the year was tough with the dry conditions we had to sell off a few extra cows to keep

from over grazing the land. Thank goodness the rain showed up in August. The grass is back tall and green and the cows are loving it, and so am I. Please drive careful and slow down, calves have a way of jumping in front of cars. Cows have the right of way on the ranch and no one wants to have an accident.

### ***Janet Petty (Secretary)***

1. Dumpsters: Lincoln County Waste replaced a dumpster with one that is bear resistant.
2. Our web master John Holt did some magic and we have a https secure site. — <https://www.windmillrancheshoa.com>
3. If you have questions please email. [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com). Someone normally checks that email every couple of days and will get back to you.

Thank you to John Holt for taking care of our web page and Sue Perney for maintaining our Facebook.

**Please update us with your new address. We had several ballots returned because of bad addresses. Just send your info to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com).**

### **Ballot tally for the 2022-23 BOD was opened by Janet Petty**

There were 234 eligible voters. 103 people voted. 92 Ineligible. Votes achieved a quorum of 44%

**John Mruskovic - 87**  
**Bob Petty - 101**  
**John Exterkamp - 102**  
**John Holt - 99**  
**Tim Taylor - 93**  
**Ron Clawson - 31**

**Write in names**  
**Ken Davy – 1**  
**Leland Jackson - 1**

If you wish to be on the ballot next year please send in a simple resume. Your name will be placed on the ballot we send out in August 2023.

### ***Questions and answers***

John Mruskovic asked if there were any questions.

A question was asked about roads and answered by Bob Petty.

A general discussion on lots that are up for auction and where to get that information was answered by Anne Exterkamp.

John Mruskovic asked if all business was done? Affirmative from attendees.

Bob Petty moved to adjourn, Dauna Mruskovic seconded motion. Meeting adjourned at 10:52 am.

### *Board of Directors meeting followed the Annual Meeting*

Call to order 11:52 by John Mruskovic

Motion was made by John Mruskovic to appoint Anne Exterkamp Treasurer seconded by Bob Petty, all board agreed; Anne accepted.

Motion was made by John Mruskovic to appoint Janet Petty as Secretary seconded by John Exterkamp (via phone), all board agreed; Janet accepted.

Motion was made by John Mruskovic to not raise assessment fees. Seconded by Bob Petty. BOD agreed fully there was no reason to increase assessment fees for the 2023, fees would stay at \$200.

It was agreed by all to still offer the \$10 discount for those who pay their assessment by 1/31/23.

It was agreed by all that the BOD would stay in their same positions.

It was agreed that the need for a fire wagon was a priority for the ranch.

It was agreed that grinding gravel for upcoming road work was needed and should be a priority.

Anne Exterkamp advised we are in good standing with the IRS and NM State. She is pleased with our CPA and does not foresee any problems going forward.

BOD agreed to meet again soon to review several of the CCRs that need clarification and review.

John Mruskovic asked if there was any other business? No.

Bob Petty moved to close business Tim Taylor seconded.

Meeting adjourned 12:15 pm