

WINDMILL HOA

Newsletter

Board of Directors

- John Mruskovic
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- Robert Petty
(575) 973-7105
- John Holt
(575) 740-9438
- Tim Taylor
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- John Exterkamp
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Officers

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

Newsletter

Welcome to your October 2023 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 Sept. 23

The Annual Meeting of the Windmill Ranches Home Owners Association (HOA) was held at the Carrizozo Woman’s Club. Twenty-one people attended.

If you have any questions on anything please drop an e-mail to wrhoa88301@yahoo.com and someone will get back to you.

The report follows:

Bob Petty – Vice President

Bob welcomed everyone and called the meeting to order at 10:03 am.

The Pledge of Allegiance to the United States Flag was recited followed by the New Mexico Pledge.

All Board of Directors and Officers were present for the meeting, with the exception of John Mruskovic.

The 2022 minutes were approved after Janet Petty so moved and Anne Exterkamp seconded.



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. 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.

**Anne Exterkamp – Treasurer Financials Report*

Balance Sheet 9/22/2023 – Checking \$6,531.86. Savings \$146,325.79.

Profit and Loss with Budget Report 9/22/2023 – Reports are included as attachments with this newsletter.

** John Exterkamp – Director Collections Report*

There are 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.

Lot owners receive prior warning of Finance Charges in March, June, September and November.

- As of September 23, 2023 – 19 people owed on 28 lots for a total of \$27,567.
- If \$400 or more is owed, a written payment plan can be arranged.
- 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.
- Liens must be redone every 2 years. A fee of \$25 is imposed to release an old lien and a fee of \$25 is imposed to place a new lien. These fees are added to the lot owner’s account.
- All expenses and fees created by delinquent lot owners are charged to their accounts.
- Two payment plans for \$3,000 were written this year. Three lots were sold at the October 2022 auction and \$9,085 was recovered from the buyers at auction.

**Anne Exterkamp – Treasurer Legal Actions and Auctions Report*

- Pending Liens are sent by certified mail – Pending Legal

- Actions are sent by Restricted Certified Delivery (envelope must be signed for by the lot owner)
- Board approval is required to start foreclosure proceedings when an account balance reaches \$1,000. This is equivalent to 5 years of delinquent payments on a single lot. Lot owners are notified of pending action and final notices are sent by certified mail before the case goes to the attorney.
- Delinquent owners may avoid court proceedings by contacting the HOA and settling their delinquent accounts. During the delinquent period records are kept for an Affidavit of collection activities in case of court action. This process of notification takes 2 to 3 years; it may take up to 8 years to execute foreclosure and collect delinquent fees.
- One delinquent owner of 2 parcels owed \$19,110 and went through Foreclosure – The HOA now owns the parcels via Special Master Warranty Deed. A 9-month period is required before the property may be sold by the HOA.
- A current Court Foreclosure Action for \$1,831 was sent to the HOA attorney in June.

Annual Lincoln County Property tax auction by the State of NM Treasurer.

- <http://liveweb.lincolncountynm.gov/> View property taxes due to the Lincoln County treasurer, assessor values and clerk documents.
- Delinquent property taxes for 3+ years can be found on this website. Note: The annual property tax auction is for the property taxes ONLY and does not include delinquent HOA fees. It is the purchaser's responsibility to research all liens upon perspective property purchase.
- Windmill Ranches HOA personell attend all property tax auctions to collect the outstanding delinquency debt on purchases. There were none outstanding at the 2023 auction.
- <https://www.tax.newmexico.gov/businesses/property-tax-overview/delinquent-property-tax-auctions/>

****Bob Petty – Vice President Reports***

ROADS

1. A washout on Fenceline Road was repaired with rock material already present and the road was rebladed. Additional rock will be added in the spring of 2024.
2. Additional rock was added to Windmill Road Causeway (Largo Canyon) to repair washboarding.
3. All of Windmill Road was rebladed to smooth it out.
4. Jerry Hobbs cleaned out the ditch on Ranch House Road to minimize washouts. Ranch House Road was rebladed to smooth several washed out areas. Three culverts still need to be added.
5. Rock was added to Stirrup Lane and the road rebladed. Additional culverts will be required.

If you have issues on a road you live or travel on to get to your home, please let us know. We try to drive all the roads, especially after rain. Call Bob at 575-973-7105

FENCE PROJECT PROGRESS

North Perimeter Fence — Four miles were completed this past summer. Another three miles are

planned for next summer. The entire project is 10 miles. So, another three miles are planned for 2025. The cost is split by the HOA and the neighboring ranch which shares the fence. The HOA pays for labor and the neighboring ranch pays for materials and supplies.

FIRE WAGON PROJECT

The fire equipment the HOA has been previously using belongs to Waddy Hobbs (truck) and John Mruskovic (tank and trailer). The HOA now has a truck and trailer of its own. Other items that have been donated — tank, hoses, pump, and additional required equipment. Both the truck and trailer need some work. We are hoping to start those repairs this winter. The completion of this project will result in a brush truck capable of handling small fires and helping to protect resident property.

FUTURE PROJECTS

1. Gravel — We are looking at a company in Mountainair to crush rock the HOA has stockpiled at our gravel pit. It is more cost effective to crush what we have than it is to haul it in.
2. Water access for the fire wagon — We need to be able to fill the water tank on site.

Waddy Hobbs — Rancher

We started off dry, but we got an early spring rain that helped get us through to monsoon season. Thank goodness more rain showed up in August. The grass is back tall and green and the cows are loving it. We have a little over 200 head.

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 Reports

DUMPSTERS

I have been talking to Lincoln County Waste about adding an additional dumpster since ours are filling up before the weekly dump day. A suggestion was made to add a recycling bin or a dumpster for cardboard. I will look into that and what additional cost it may incur.

WEBSITE

Web master John Holt has added more good information including the form to request a street address <https://www.windmillrancheshoa.com/wp-content/uploads/2022/10/rural-address-form.pdf>. There are also links to the bylaws and CCRs (Covenants, Conditions and Restrictions) on the home page <https://www.windmillrancheshoa.com>.

BOARD

There were no requests to be on the board for this upcoming year so there was not need for a vote. If you wish to be on the ballot next year please send in a resume. Your name will be placed on the ballot we send out in August 2024. Send your request by e-mail to wrhoa88301@yahoo.com. Someone will get back to you.

THANK YOU

The Board wishes to thank John Holt for taking care of the HOA website and Sue Perney for maintaining our Facebook.

Bob Petty – Vice President

Questions & Answers

Bob Petty asked if there were any questions. A general discussion on lots that are up for auction was answered by Anne Exterkamp. (That info is included earlier in this newsletter.)

A question was asked about recent thefts on the ranch. Bob stated that the BOD is not the ranch police. Lot owners are responsible for their own property. We do get calls about strange vehicles or people and we do go look, but we have never seen anything out of the ordinary.

Bob asked if all business was done. John Exterkamp moved to adjourn and Rebecca Johnson seconded.

Meeting adjourned at 10:42 am.

Executive BOD meeting following the Annual Meeting

Call to order 11:52 by Bob Petty

Bob Petty moved to appoint Anne Exterkamp Treasurer. Tim Taylor seconded. The BOD approved and Anne accepted.

Bob Petty moved to appoint Janet Petty as Secretary. John Exterkamp seconded. The BOD approved and Janet accepted.

Bob Petty moved to maintain assessment fees at the present level. John Holt seconded. The BOD agreed there was no reason to increase assessment fees for the 2024. Fees will stay at \$200.

It was agreed by all to continue to offer the \$10 discount for those who pay their assessment by 1/31/24.

It was agreed by all that the Board of Directors (BOD) members would stay in their same positions.

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

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

Anne advised the HOA is in good standing with the IRS and NM State and said she is pleased with the HOA's CPA and foresees no problems going forward.

The BOD agreed to meet again soon to review Covenants, Conditions and Restrictions (CCRs) needing clarification.

Bob Petty asked if there was other business. There being none, he moved to close business. Tim Taylor seconded. Meeting adjourned 12:15 pm

BURNING Guidelines

Fire Restrictions

For more info on long-range burning forecast or to identify favorable dates for burning please contact Lincoln County Emergency Services Director Joe Kenmore at 575-808-1381.

Please be careful if you are burning. Remember, you must notify the sheriff's department if you are burning 800-687-2419 This helps with 911 calls because your neighbors can see smoke and flame from their home.



HOA Thanks First Responders

Anne Exterkamp, Civic Engagement Chair of the Carrizozo Woman's Club, organized 1st Responders and Military Appreciation day, September 30.

Janet Petty, Rebecca Johnson and Golden Retriever Merlin participated in the parade to thank the first responders including lot owner and full time resident Ron Clawson, a White Oaks volunteer firefighter.

Ron has led the firefighting efforts at Windmill Ranches. In addition, he procured, placed and maintains the Smokey The Bear Sign at the entry to the ranch.

