

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

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

Suggestions for content are always appreciated.

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Windmill Ranches Annual HOA Meeting

Our Annual Meeting was held Sept. 27 at the Carrizozo Woman's Club. Nineteen 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 meeting report follows:



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

The Carrizozo Community Newsletter, emailed twice weekly, is a great way to learn what is going on whether you live on the ranch or elsewhere.

To subscribe contact carrizozonewsletter@gmail.com and ask to be added to the list.

John Mruskovic — President

Welcome everyone!

Call to order at 10:06 am. Pledge of Allegiance and New Mexico flag was recited.

All BOD and Officers are present, with the exception of John and Anne Exterkamp. Let us go ahead and get started. Can we get a motion to approve the minutes without reading them from 2024? Janet Petty motioned and Dauna Mruskovic second. Minutes approved. John and Anne are not here so Janet will read their reports. We will start us off with financials.

Anne Exterkamp — Treasurer — Report read by Janet Petty

Financial Reports

Balance Sheet – Account 124 is for lot 154 owned by HOA. We are asking \$19,000 for the 30 acres that we Foreclosed on (no other auction bidders).

Profit & Loss (budget) – Refer to the 2nd and 3rd columns for the Year-to-Date numbers. Recovery accounts 410 through 413 for \$1,615 due to paid off accounts.

Fraudulent Checks were created using our bank name, our HOA name and previous checking account number. Our WaFd banker transferred all funds to a new account after the first check posted. Seven fake checks for \$1,650 to \$30,000 posted from March through June. All checks were returned and NO LOSS to the HOA. A business owner questioned the validity of the 8th check and stopped his “sale” of a \$13,900 trailer.

2025 Lincoln County delinquent property tax auction was cancelled for the second year due to Ruidoso fires/floods. We could have had 8 parcels in the public auctions.

2026 Annual Regular Assessment is \$235 with \$10 discount for early payment. First increase since 2009. Approved by the Board on 01/18/2025.

July 2025 Newsletter announcement. the Balance Sheet, the banking accounts balances were reviewed. On the Profit & Loss Budget Performance report, Anne stated that our Operating Costs continue to rise. Our General Liability insurance increased \$300 a month to \$1,337. Janet is working with our agent to get the cost down. The participants would refer to the Balance Sheet report and the Profit & Loss report when the Directors are discussing their responsibility.

John Exterkamp — Director — Report read by Janet Petty**Delinquencies & Collection Report**

Delinquent Accounts – 26 parcels owned by 21 people

Total Amount Due \$10,966.55. Amount won't match Balance Sheet #115 Accounts Receivables due to overpayments.

All collection costs and legal fees are charged to the lot owner.

Liens recorded on balances over \$400 (public notice of HOA debt)

Legal Action of a Complaint for Foreclosure -- 3 lots at \$4,196. More than \$1,000 owed -- Board members approve the Pending Legal Action letter to be sent by Restricted Certified Delivery (lot owner must sign for the envelope)

Attorney Fees increased – Profit & Loss Budget was not adjusted for August through December. Attorney hourly rate now \$270 (up 12%) and Legal Assistant hourly rate \$80

John Mruskovic — President — Road Report

First let me thank the “road crew” Tim Taylor, Ron Clawson, JP Linkous, Waddy Hobbs and Sue Perney. Digging ditches moving culverts and grading the road among other things. Here is a list of just a few of the projects being worked on:

1. Windmill Road

a. roller used to crush and compact large rocks.

2. Ranchview Loop, Camp, Stirrup, Chaps, Fenceline and Horseshoe

a. roller used to crush and compact large rocks

5. North side of Windmill

a. gravel added

b. roller used to crush and compact large rocks

Approximately 2,000 tons of gravel was added to the roads.

Total budget for 2025 road work –\$152,000.

Spent from January to August 15 - \$39,694.

Left in budget for road work - \$112,305.



Waddy Hobbs — Rancher — Report

Early spring rain started us off and never really stopped. We got some serious downpours that took out some roads, but the grass is up to my elbows, and the cows are fat and happy. We have about 220 head. Please drive carefully 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 — Report

Dumpsters: We now have 5 dumpsters. Please continue to break down boxes and bag your trash. Breaking down boxes allows your neighbors room to dump their trash. Kindness only takes a minute. Please close the lids after dumping to keep trash in the dumpster.

Contact changes: If you have had a change of address or change of email; the form to update this is on the website or just send the info to wrhoa88301@yahoo.com.

Website: Our web master John Holt has added some good info to our website, such as the forms to request a street address and who to send it to. There is also a link to the bylaws and CCR's. <https://www.windmillrancheshoa.com>

Please slow down: It is courteous to slow down when a car approaches. It limits slinging gravel and helps prevent cracked windshields. Slower speeds help your tires last longer and keep the wash boarding on the roads from happening.

Board of Directors: There were no requests to be on the board for this upcoming year so there wasn't a vote.

Your BOD is happy to serve but don't want to hog all the fun. If you wish to be on the ballot next year please email in a simple resume. Your name will be placed on the ballot we send out in August 2025. Someone normally checks that email every couple of days and will get back to you.

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

Q & A and Adjournment

John Mruskovic asked if there were any questions. No questions were asked.

John asked if all business was done. Affirmative from attendees. Rebecca Johnson moved to adjourn, Dauna Mruskovic seconded motion. The meeting was adjourned at 10:59 am.

Executive Board of Directors Meeting

BOD meeting was held on October 5, 2025.

Call to order 1:30 pm by John Mruskovic

Motion was made by John Mruskovic to appoint Anne Exterkamp Treasurer and was seconded by Tim Taylor. All board members agreed and Anne accepted.

Motion was made by John Mruskovic to appoint Janet Petty as Secretary and was seconded by Bob Petty. All board members agreed and Janet accepted.

Motion was made by Bob Petty to not raise assessment fees and was seconded by John Holt. BOD agreed fully there was no reason to increase assessment fees for the 2026; fees would stay at \$235.

It was agreed by all that the HOA will still offer the \$10 discount for those who pay their assessment by 1/31/26.

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

It was agreed by all that road repair was a priority for the ranch.

John Holt agreed to continue maintaining website.

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

Bob Petty moved to close business and Tim Taylor seconded.

Meeting adjourned 1:45 p.m.

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 Arron Griewahn at 575-336-8601 or 575-937-2824.

Please be careful if you are burning and remember you must notify the sheriff's department to let them know you are burning 800-687-2419. This helps with 911 calls because neighbors can see smoke and flame.



TRASH Talk!

Universal Waste Systems is responsible for our trash removal. If you have questions call them at 575-208-5837.

Please continue to put your trash in a bag and break your boxes down. All items should be in the dumpster NOT ON THE GROUND.

The town of Carrizozo has two free dump days the first and third Saturday of every month. The dump is located on the south side of town over the railroad tracks.

HOA Dues Reminder

Send past due dues to WRHOA at PO Box 967, Carrizozo, NM 88301. Contact John Exterkamp at 575-686-0795 or johnexwrhoa@yahoo.com if you have questions about your account.

“There be LIZARDS!”



42 TYPES OF LIZARDS
FOUND IN NEW MEXICO!
(ID GUIDE)

[https://birdwatchinghq.com/
lizards-in-new-mexico/](https://birdwatchinghq.com/lizards-in-new-mexico/)

