

BULL CANYON RANCHES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 10, 2010

A Board Meeting of the Bull Canyon Ranches Property Owners Association was called to order by President Gayle Sawyer on April 10, 2010 at 10:05 a.m. Mountain Daylight Savings Time. The meeting was held via a teleconferencing system with the following Board members attending:

Gayle Sawyer
Jim McDonell
Genie Haynes
Eileen deCastro

Quorum requirement met

APPROVAL OF PREVIOUS MINUTES

Since no one had any corrections to the minutes of the March 3, 2010 Board Meeting, Eileen deCastro motioned they be approved. Gayle Sawyer seconded and the motion was passed unanimously.

PRESIDENT'S REPORT – Gayle Sawyer (Grazing Lease)

Gayle and Jim McDonell are still looking into the possibility of obtaining more income from the Grazing Lease.

VICE-PRESIDENT'S REPORT – Jim McDonell (Roads)

Floyd Cook is currently at Bull Canyon Ranches working on the roads.

Jim advised the Board that gabion baskets are not going to be installed in the low-water crossing areas. The baskets have turned out to be more expensive to build than originally anticipated. Plus additional research has shown that engineering-wise, these baskets are not necessary in our type of situation providing the contractor doing the dirt work is competent and has experience with building low-water crossings. It has also been found that having crossings with gabion baskets makes future maintenance work, particularly grading, more difficult.

Jim will arrive at Bull Canyon the first week in May to inspect and review the road repairs with Mr. Cook.

TREASURER'S REPORT - Eileen deCastro

2009 Income Tax

Eileen has already filed for an extension on our income tax. She has contacted two tax people in New Mexico and expects one of them to have time to do our 2009 taxes after April 15. Her goal is to have the income tax finished by the Annual Meeting on May 15.

Bank Accounts

Checking	-	\$ 2313
Savings	-	\$ 2783
Reserve Fund	-	\$ 7069
Total	-	\$ 12,165

Reimbursement of Bank Fees

Both Genie and Eileen again contacted Wells Fargo Bank Manager Susan Zamora reference rebating the bank fees that have been charged against our accounts since March 2009. This issue needs to be resolved as soon as possible as Eileen has to have the exact reimbursement amount before she can reconcile and close out the POA books for 2009.

Delinquent Accounts

Eileen is continuing to telephone POA owners with past-due accounts, advising them that if they pay what they owe by the Annual Meeting (May 15, 2010), they will not be assessed interest or penalties for this year.

SECRETARY'S REPORT - Genie Haynes

Website

Brian Fisher finished updating our website, and the section containing an accurate membership directory is now in place.

When Genie mailed a letter to the membership on March 19 with copies of the Board Minutes for January 28, 2010 and March 3, 2010, she told the membership about the new official BCR POA website and encouraged them to use it.

By-Law Amendments

Genie completed the seven By-Law Certificates of Amendment and mailed them to Gayle for his signature on April 9. After Gayle signs and returns them, Genie will mail copies of the Amendments to the membership in addition to posting them on the website.

Nomination & Bio Forms from Those Wishing to Run for the Board

To date, Genie has received two Nomination forms with accompanying Bios:
Jim McDonnell and Eileen deCastro

UNFINISHED BUSINESS

Annual Meeting Packet to the Membership

Letter to the Membership	- Gayle
Annual Meeting Notice	- Gayle
Absentee Ballot	- Gayle
Proxy	- Genie
Candidate Bio Info	- Genie
Motel/Campground Info	- Gayle
Return Envelope	- Genie

Genie will handle the mailing

Gayle's post office box in Deming will be shown on the return envelope; Eileen's FAX number will be listed if individuals prefer to FAX their ballot or proxy.

The Annual Meeting will start at 1:00 p.m. on Saturday, May 15, 2010 and will take place at the Hampton Inn in Santa Rosa, NM.

Eileen will bring her laptop with her to the Annual Meeting and using our website, will look up info for those wanting to see POA records. For those wanting copies, they will be charged according to the policy letter that Gayle wrote in the fall of 2009. Gayle will email a copy of this letter to each Board member.

NEW BUSINESS

Title Companies

It has come to the Board's attention that Orchard Management and New Mexico Land Sales are no longer using Superior Title Company in Carrizozo, NM as their escrow agent. They are now working with title companies located in Las Vegas, NM and Ruidosa, NM. Eileen will talk to Stacie Hunt of New Mexico Land about the change in title companies and send letters to the two new title companies advising them of our Disclosure and Transfer Fees policy.

Signature Page for Revised By-Laws

Some time ago, Stacie Hunt of New Mexico Land gave Gayle a copy of the revised Bull Canyon Ranches By-Laws which included the addition of the "De-annexation" Article. This is the copy the current Board has been using. The "De-Annexation" Article was added to the By-Laws so the By-Laws and the CC&R's would mirror each other. There were no signatures on the New Mexico Land & Ranches signature page however.

As New Mexico Land & Ranches no longer controls the POA and has turned the operation of the POA over to the membership and its Board, Gayle and Eileen will create a signature page for the revised By-Laws and have three of the Board members sign it. The Board-signed signature page will then be distributed to the membership.

Rudy Frame's Road Proposal

Rudy Frame submitted a letter to the Board dated March 26, 2010 in which he proposes to build a new road through a specific area of the Bull Canyon Ranches. Quoting from Mr. Frame's proposal letter, "the purpose is to develop an easement and eventually a new road to allow the participating parcels to be more easily split. The characteristics of the parcels do not lend them to be split due to the escarpment on the western parcels and the washes on the eastern parcels."

After a thorough discussion, Eileen deCastro motioned that the Board agree in principle with Mr. Frame's proposal. Jim McDonnell seconded and the motion unanimously passed with the understanding that the membership will eventually have to vote on the proposal and such a vote could necessitate additional info.

Final Board Meeting

Our final Board Meeting will be held the morning of May 13, 2010 and will take place at Bull Canyon Ranches.

Eileen deCastro motioned that the Board meeting be adjourned. Seconded by Genie Haynes and passed unanimously at 11:55 a.m. Mountain Daylight Savings Time.

Minutes of the April 10, 2010 Board Meeting respectfully submitted by

Eugenia B. "Genie" Haynes
BCR POA Board Secretary