

BULL CANYON RANCHES PROPERTY OWNERS ASSOCIATION

SPECIAL BOARD MEETING

June 27, 2009

A Special Board Meeting of the Bull Canyon Ranches Property Owners Association was called to order by President Gayle Sawyer on June 27, 2009 at 3:08 p.m. Mountain Daylight Savings Time. The meeting was held at the Ramada Inn Mid-Town, 2015 Menaul Boulevard NE, Albuquerque, NM 87107.

Board Members physically attending:

Gayle Sawyer
Genie Haynes
Cindy Johnson

Board Members attending via telephone:

Rob Wanderscheid
PJ Johnson

Other attendees:

Laura Sawyer

Gayle Sawyer's reason for calling this Special Board Meeting was to discuss, and possibly take action, on two issues:

- 1) Request from Rudy Frame to build a road which would allow additional access to certain lots;
- 2) Repair of all existing roads.

APPROVAL OF PREVIOUS MINUTES

Since no one had any corrections to the minutes of the May 4, 2009 Board Meeting, Rob Wanderscheid motioned that they be approved. Cindy Johnson seconded. Motion passed unanimously.

TREASURER REPORT

Quoting data from Treasurer Kathy Maxwell's most recent email dated June 26, 2009, Rob Wanderscheid read the following into the minutes of today's meeting:

\$65,356 - Total cash on hand today in ALL accounts
Plus
\$34,327 - Accounts receivable

Minus \$16,000 - Accounts receivable difficult to collect; will probably require liens
Minus \$60,000 - Road repair

Leaves

\$23,683 - Working capital
Plus
\$10,000 - Projected road maintenance budgeted for 2010

Leaves

\$33,683 - Available for road maintenance in 2010

TRANSITION REPORT - Rob Wanderscheid

There are unanswered questions about the whereabouts of monies that Superior Title collected in the name of the POA during their closings on Bull Canyon properties. Another problem which still needs to be resolved is the missing bank statements for January and March 2009. As soon as Rob receives a copy of the registered New Mexico Nonprofit Corporate Report from our POA attorney Steve Ingram, he will take this documentation to the bank and hopefully get the missing statements from them.

A committee will then be formed to investigate all the financial data, determine how far out of balance we are with the money that VIP turned over to us, and make a recommendation as to what further action, if any, needs to be taken.

RUDY FRAME'S REQUEST TO BUILD A NEW ROAD

Rudy Frame wrote a letter to Gayle Sawyer requesting permission to build a new road which would allow additional access to certain lots. After discussing Mr. Frame's proposal, the Board decided they needed more data. Gayle will contact Rudy and ask for additional info, ie letters of approval from affected property owners, specific plans for building the road, plans for maintaining the road along with details as to who will pay for the maintenance and how it will be accomplished, right-a-ways, easements, etc. Upon receipt of the information, a diversified committee will be formed to review the material and will make both a report and a recommendation to the Board.

ROAD REPAIR

- Road Facts

Rob Wanderscheid read the following "road facts" into the minutes of today's Special Board Meeting:

Highway to Cattle Guard - .9 miles with 9 single tube culverts

Cattle Guard to Bull Canyon Loop - .6 miles with 3 single tube culverts

Bull Canyon Loop - 13.0 miles with a total of 76 culverts: 69 single tube, 3 double tube & 4 triple tube

Old Cabin Road - 1.3 miles with 7 single tube culverts

Mesquite Lane - 2.0 miles with 9 culverts: 8 single tube & 1 triple tube

Colt Lane - .3 miles with 2 single tube culverts

Moonglow Trail - 1.2 miles with 9 culverts: 8 single tube & 1 triple tube

Rim Rock Road - .8 miles with 8 culverts: 7 single tube & 1 double tube

Sunset Trail - .8 miles with 6 culverts: 5 single tube & 1 double tube

Redrock Road - .95 miles with 11 culverts: 9 single tube & 2 double tubes

TOTAL - OVER 21.85 MILES WITH 159 CULVERTS

- Overview and status - Gayle Sawyer and Rob Wanderscheid

Rob and Gayle spent the Memorial Holiday weekend at Bull Canyon. Rob established GPS coordinates for all the roads and culverts, and Gayle gave detailed road tours to two contractors with particular attention paid to problem spots, so they could give us bids on completely repairing the roads. Both contractors have worked on our roads before; specifically Floyd Cook of Dove Creek, Colorado built the initial Bull Canyon roads for New Mexico Land & Ranch, and Pacheco out of Tucumcari, New Mexico repaired the roads last year.

Gayle also wrote a thorough Scope of Work, helped the POA Attorney Steve Ingram write the road repair contract and stated his intention to spend many hours out at Bull Canyon inspecting the repairs once the contractor started working.

Unfortunately, only Floyd Cook chose to submit a bid. After spending quite a bit of time talking with Cook, Gayle feels Cook would do a good job for us. Cook's bid was \$59,800, and he told Gayle that he could begin the work immediately, in fact if given the word, could have backhoes on the property this coming Monday (June 29) to start cleaning out the bar-ditches.

Several Board members had earlier expressed opinions that the road repairs needed to be started ASAP due to the impending monsoon rains which would cause further road erosion and therefore create more expense; however, Rob felt the Board needed more bids and volunteered to get them over the July 4 weekend. While out at Bull Canyon, Rob will also mark problem road and culvert areas with stakes and orange tape. The issue was tabled pending Rob's report to the Board after July 4. It should be noted though, that if Rob is unable to obtain more bids, the contract will be awarded to Floyd Cook.

- \$60,000 Approved for Road Repair

Cindy Johnson motioned that the Board approve up to \$60,000 to be used for road repair work according to the specifications in the Scope of Work and Contract, and that no further approvals be required. Genie Haynes seconded the motion; it was unanimously approved by the five Board Members attending today's meeting.

- Road Signs

The necessity of road signs was discussed. One big plus of having signs on all the roads at Bull Canyon is, it would make it much easier to create the Road Maintenance Scope of Work; it would also make the ensuing Inspection reports more accurate. Likewise, assigning numbers to each culvert and then having a sign with the appropriate number by each culvert would increase our maintenance efficiency.

The Board agreed that, although signs are not a possibility this year, perhaps we can make them a priority next year. Meanwhile, Gayle knows of a small-minority-business that makes signs for the Forest Service; he will contact them and get an idea of cost for both road and culvert signs.

SURVEY

Only four owners completed the survey form that was included in the ballot package. Results were:

Question 1: How do you want us to communicate with you?

E-mail & Web Site - 3
All three (email, web & regular mail) - 1

Question 2: How often do you want to hear from us?

Semi-annually - 1
Quarterly - 1
Monthly - 2

Question 3: Other than road maintenance, what are your top two priorities?

Entrance structure with gate - 3
Cattle grazing contract - 2
Diligent budget oversight - 1
Water - 1
Individual parcel markers - 1

RESOLUTION

The following Resolution was adopted by all of the Board members attending today's Special Board Meeting:

We as the Board agree that there are problems that need to be resolved and that we need to follow the By-Laws; however, if any Board Member makes a personal attack against another Board Member and refuses to be part of the team, then the Board will take action as soon as possible to remove that Board Member from the board; it is further agreed that this Resolution is on-going and effective immediately.

Cindy Johnson motioned that the Special Board Meeting be closed. Seconded by Genie Haynes and passed by those present at 4:38 p.m. Mountain Daylight Savings Time.

Minutes of the June 27, 2009 Special Board Meeting respectfully submitted by

Eugenia B. "Genie" Haynes
Secretary