

BULL CANYON RANCHES PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 2, 2009

A routine Board Meeting of the Bull Canyon Ranches Property Owners Association was called to order by President Gayle Sawyer on December 2, 2009 at 1:15 p.m. Mountain Standard 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 Member attending via telephone:

Jim McDonell

*Quorum requirement met*

POA Member attending via telephone:

Eileen de Castro

POA Members attending (with no input):

Laura Sawyer  
Walt Capps

APPROVAL OF PREVIOUS MINUTES - OCTOBER 21, 2009

Referring to the second page of the October 21, 2009 minutes, under the "Interest and Penalties On Past-Due Accounts during 2009" section, Genie Haynes said that judging from various emails between Board members during the last month, some of the members were unclear about the intent of the motion.

The motion, as written in the draft of the October 21 minutes, states:

Because of the confusion and conflicting information that property owners received during 2009, penalties and interest will not be charged on accounts that were past-due in 2009. Accounts past-due on January 1, 2010, however, will begin accruing interest and will be charged with the appropriate late fees and penalties.

A discussion ensued, and it was agreed to remove the words "and will be charged with the appropriate late fees and penalties" from the last sentence of the motion.

Cindy Johnson moved the revised October 21 minutes be approved, Jim McDonell seconded her motion, and it was passed unanimously.

APPROVAL OF PREVIOUS MINUTES - AUGUST 12, 2009

The Board forgot to approve the August 12, 2009 minutes at their meeting on October 21, 2009. Board members attending the August 12 meeting were Gayle Sawyer, Genie Haynes, Cindy Johnson and PJ Johnson.

Genie Haynes motioned the August 12 minutes be approved and Cindy Johnson seconded it. It was then unanimously passed by those who had attended the August meeting.

TREASURER'S REPORT - Genie Haynes

Bank accounts:

Checking	-	\$ 3049
Savings	-	\$ 2654
Reserve Fund	-	\$ 5866

TOTAL - \$ 11, 569

Genie also said she had \$500 in checks that she had not deposited.

ROAD REPAIR WORK - Jim McDonell

Jim McDonell plans to meet with the prospective bidders at Bull Canyon in February 2010. He also said that, with the Board's permission, he wants to discuss a "three-year rolling maintenance contract" with each of the bidders. The Board approved his request.

COLLECTION ACTIVITIES - Gayle Sawyer

Gayle and Jack Hunter have sent out 12 registered collection letters. As a result, two past-due owners have asked to be put on a payment plan.

ATTORNEYS - Gayle Sawyer

Jack Hunter's request for a \$1000 to be used for an attorney of his choosing to help him with the collections was denied; however, Gayle did say the POA would reimburse him up to \$500. Gayle thinks Jack currently owes approximately \$247 to an attorney in El Paso, but Genie hasn't received a reimbursement request from him.

Gayle attempted to contact Nancy English, the attorney in Tucumcari, NM who worked with Rudy Frame and the previous board on collections; however, Ms. English would not talk to him and referred him to Steve Ingram in Albuquerque.

Gayle will talk to several attorneys in Tucumcari and see if any of them are interested in working with us on collections, liens, etc. Meanwhile, Jim McDonell will write a letter to Mr. Ingram advising him the POA will be using additional attorneys.

WEB SITE - Jim McDonell

The web site is up and running. The only thing that remains to be done is decide what we as a Board want posted on it.

The Board agreed that the web site needs to be upbeat, positive and useful. All of the minutes beginning with the new board's first meeting on March 6, 2009 need to be posted, and the vendor and services directory requires an update. Financial data will not be posted, since all financial information, including contracts, will be available for viewing at the Annual Meeting in May. The POA member directory also needs to be updated.

Genie Haynes will send all the minutes of the new Board to the POA's Webmaster, Brian Fisher so he can post them on the site. She will then work and/or coordinate the other web projects as time permits.

JACK HUNTER'S RESIGNATION FROM THE BOARD

Genie Haynes motioned that Jack Hunter's resignation from the Board be accepted. Cindy Johnson seconded, and the motion was unanimously approved.

BOARD VACANCY

Although Eileen de Castro has volunteered to join the Board and fill the vacancy created by Jack's Hunter's resignation, she said she completely understands the Board's need for an individual who is willing to assume the Treasurer responsibilities. Her husband has a financial background, and if he agrees to assist her, she said she will accept the Treasurer's position. Eileen will give us her decision within the week.

SPENDING APPROVAL LEVELS

Cindy Johnson made the following motion:

- 1) The President and Vice President be given the authority to spend up to \$1000 within the budgeted amount; anything not in the budget or over the budgeted amount will require approval of the Board; and,
- 2) The Secretary be given the authority to use the debit card and, while staying within the budgeted amounts, spend up to \$100 on office supplies, copying services and postage without the President's or Vice-President's approval.

Jim McDonell seconded the motion and it passed unanimously.

ANNUAL MEETING DATE IN MAY

The date for the Annual Meeting is tentatively scheduled for the May 16/17 weekend.

NEXT BOARD MEETING

Wednesday, February 4, 2010 in Albuquerque, New Mexico --- time to be determined.

Genie Haynes motioned that the Board meeting be adjourned. Seconded by Jim McDonell and passed unanimously at 4:10 p.m. Mountain Standard Time.

Minutes of the December 2, 2009 Board Meeting respectfully submitted by

Eugenia B. "Genie" Haynes  
BCR POA Secretary