

**Windmill Ranches Home Owners Association**  
Post Office Box 967, Carrizozo, NM 88301 wrhoa88301@yahoo.com

**Board of Directors**

John Mruskovic – (610) 972-1266  
Robert Petty – (575) 973-7105  
John Holt-(575)740-9438  
Tim Taylor-(307)320-8240  
John Exterkamp (575) 686-0795



**Officers**

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

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**Welcome to your September 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.**

Our Annual Meeting was held by conference call for the second time on September 25, 2021! We had 7 people call in and listen to what was being said. Below is everything we talked about. If you have any questions on anything please drop an e-mail to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com) and someone will get back to you.

**John Mruskovic (President)**

Welcome everyone!

All BOD and Officers are present on the ranch for the meeting. Thank you for bearing with us as we navigate once again this new way of doing our meeting. Let us go ahead and get started. Can we get a motion to approve the minutes from 2020? John Holt motioned and Bob Petty second. Minutes approved. Anne will start us off with financials.

**\*Anne Exterkamp (Treasurer)** Assumed the duties of the Treasurer in December 2020.

- **THANK YOU** to everyone who makes payments on a timely basis.
- We secured the services of a CPA in Ruidoso. Transferred the QuickBooks data to her. She calculated all depreciation and taxes which are now up to date.
- Property sale docs for closing agents and realtors.
  - 13 from 10/1/2020 to 12/31/2020 --- 10 in 2021.
- QuickBooks income and expense entries.
- Record keeper of Lot Owner documentation -- balance due & activity.
- Record custodian for our attorney (legal actions) and Delinquent Property Tax auctions by the State of NM.
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**Balance Sheet 8/31/2021 – January through December year**

- Checking balance \$28,469.78 – as of 9/23/21 \$23,357.64
- Savings balance \$135,729.42

**Profit and Loss Report 8/31/2021 – January through December year**

- Budget created by the Board members. Info added in July 2021.
- GL 410 – 415 accounts for RECOVERY when accounts are paid off. Recovery for this and prior years. Payments help our bottom line of Net Income.
  - 410 Quarterly Finance charges recovered \$2,068.83 – all past due accounts. 1 account \$1,600 recovery.
  - 411 Attorney Fees recovered \$7,138.64 – 2 accounts that went to separate hearings before a judge.
- GL 604 Tax Prep \$2,304.30 by CPA for 5 reports to each entity.
- GL 635 IRS and 636 NM for taxes, penalties and interest.

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No taxes were paid between 2016 and 2020 which resulted in penalties and late fees. Our CPA has brought us up to date and we are currently paid up. Even though we are a nonprofit we must pay taxes on the grazing lease as this is earnings. The prior BOD was not familiar with this process resulting in our delinquencies.

**\*John Exterkamp (Director) reviewed delinquencies and collections.**

16 Past Due Accounts which includes ALL charges = \$23,44

**The past due accounts were \$31,273 one year ago today.**

4 people owe \$189 to \$400 = \$933

4 people owe \$401 to \$1,000 = \$2,810

5 people owe \$1,001 to \$2,000 = \$7,095

3 in court process for Foreclosure = \$12,606

5 people on Payment Plans of \$400 or more. Only 1 person pays on time (he owns 2 lots).

Liens are recorded on balances of \$400 or more with the Lincoln County Clerk to protect the HOA. Buyers and closing agents are to verify the amount due before any property sale.

Board approval required on accounts over \$1,000 for transfer to the attorney to start foreclosure proceedings. Lot owner notified by certified mail before the case goes to the attorney

**\*Bob Petty (Vice President) reviewed**

**ROADS**

The beginning of July we had several heavy downpours. One with large hail. Causing several washouts. Center Well washed out twice and is still an issue with a rough area. The north side of Ranch View Loop was redone and is holding well. There are still issues on Windmill Rd and we will get to them as soon as we can. If you have an issue with your road, please e-mail [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com) put road crew in the subject.

**BARN PROJECT**

We Are replacing the whole east side of the barn. Broken beams and severe rot have made it unsafe. Replacing concrete footers and barn doors. Project should start this week and we are hoping to be done quickly. When we get to the painting, we would love to have some volunteers. Please send an email to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com) or call Bob Petty 575-973-7105

**Waddy Hobbs (Rancher)**

The start of the year was tough with the dry conditions we had to sell off a few extra cows to keep from over grazing the land. Cows are doing good even with the dry conditions. Thank goodness the rain showed up in August. The grass is back tall and green and the cows are loving it: and so am I. 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)**

1. Dumpsters: spoke to Lincoln County Solid Waste they are waiting on parts to repair lids and will fix as soon as they come in.
2. Our web master John Holt did some magic and we are now secure. When you go to site it should do it automatically. <https://www.windmillrancheshoa.com>
3. Remember we have a Facebook page. Please feel free to post photos.
4. If you have questions please email. [Wrhoa88301@yahoo.com](mailto:Wrhoa88301@yahoo.com)  
Someone normally checks that email every couple of days and will get back to you.

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

Please update us with your new address. We had several ballots returned because of bad addresses. Just send your info to [wrhoa88301@yahoo.com](mailto:wrhoa88301@yahoo.com).

## **Ballot tally for the 2022 BOD was opened by John Mruskovic**

There were 308 eligible voters. 141 people voted. 18 delinquents not eligible to vote. Votes achieved a quorum of 46%

**John Mruskovic-116**  
**Bob Petty-127**  
**John Exterkamp-127**  
**John Holt-112**  
**Tim Taylor-80**

### **Write in names**

**David Dukes - 1**  
**Bob Simpson - 4**  
**Bill Maushak - 4**

If you wish to be on the ballot next year please send in a simple resume. Your name will be placed on the ballot we send out in August 2022.

**John Mruskovic asked if there were any question from the listeners. No questions were asked. John asked if all business was done? John Exterkamp motioned to adjourn, John Holt second motion. Meeting adjourned and call ended at 10:22 am MT Call**

BOD meeting was held following the Annual Meeting

Call to order 10:26 am MT by John Mruskovic

Motion was made by John M to appoint Anne Exterkamp Treasurer second by Bob P, all board agreed; Anne accepted.

Motion was made by John M to appoint Janet Petty as Secretary second by John E, all board agreed; Janet accepted.

Motion was made by John M. to not raise assessment fees. Second by Bob P. BOD agreed fully there was no reason to increase assessment fees for the 2022, fees would stay at \$200.

It was agreed by all that we will still offer the \$10 discount for those who pay their assessment by 1/31/22.

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

Anne advised we are in good standing with the IRS and NM State. She is very happy with our CPA and does not see any problems going forward.

BOD agreed to meet again soon to review several of the CCRs that need clarification and review.

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

John E motioned to close business Tim T second.

Meeting adjourned 10:45 am MT