

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, LLC

BOARD OF DIRECTORS MEETING MINUTES JANUARY 11, 2025

PRESENT: John Larson, David Sarricks, Patricia Grymala and Aileen Law.

The First Quarter Directors Meeting was called to order at 10:01 am at the home of John Larson.

TREASURER'S REPORT

David Sarricks presented the Final Yearly Report for 2024. The report is attached. As shown, Total Income for 2024 is \$19,243.52. Total Expenses, which include spending categories such as roads, insurance, administrative costs, lien fees and utilities, are \$36,804.90. The Cash Flow for the year ending December 31, 2024 is (-)\$17,561.38.

Sarricks reported the successful closure of the Association's accounts with First State Bank of Socorro (FSB) and the opening of new checking and savings accounts with Washington Federal Bank (WaFD). Many factors were considered when deciding to change banks including: the WaFD savings account earns 0.80% compared to 0.20% at FSB and to avoid service fees the minimum bank balance is \$5,000 compared to \$10,000 at FSB. Available funds from FSB were deposited into the new checking and savings accounts and \$15,000 was transferred from a FSB CD which was set to earn 3% annually into a WaFD CD earning 4.51% for 5 months. WaFD debit cards were issued in the name of the two Directors having check-signing authority for SMOA.

Several landowners have already paid their 2025 dues. Some of these payments were made by credit card. We have received positive feedback about the new payment option. Sarricks set up payments via Zelle and is looking into ACH and possibly PayPal transfers so landowners can have additional options for the payment of dues.

Sarricks also reported the advance payment of domain and hosting fees for www.sugarloafmtoa.org to maximize costs savings. The SMOA electric bills have been set up for autopay. Sarricks filed a Statement of Change of Registered Agent with the NM Secretary of State to name himself as the agent for service of process for the Association. After a brief discussion about filing of liens and the non-payment of long delinquent dues, Sarricks stated he will look into the possibility of foreclosure actions. Larson made a motion to accept the Treasurer's report. Aileen Law seconded. Motion carried.

READING OF THE MINUTES FROM PREVIOUS MEETINGS

Sarricks made a motion to dispense with the reading of minutes of the October 26, 2024 Directors Meeting and the December 7, 2024 Special Meeting. Law seconded. Motion carried.

OLD BUSINESS:

MAILBOXES:

Patricia Grymala presented her findings on obtaining permission for the installation of mailboxes. According to Grymala, she could not get a straight answer as to the appropriate post office from which approval must be obtained — the local post office, Albuquerque main office, Santa Fe main office or a post office in Utah. Grymala stated there were no specific land requirements for the placement of the boxes and no space/turnaround requirements for the postal driver. After a brief discussion about the costs of purchasing the mailboxes, building a pad, etc., it was decided that permission to install the mailboxes

must first be obtained. The Board did, however, discuss charging a one-time fee to members who wanted to purchase a box to recoup any initial Association outlays. It was recommended that a purchased box would remain with the Lot if that Lot were to be sold or otherwise transferred.

Larson made a motion that Grymala look further into the process of obtaining permission for the installation of mailboxes and associated permitting, if any. Sarricks seconded. Motion carried.

IMPLEMENTATION OF WELL COMMITTEE RECOMMENDATIONS:

There was no report about the implementation of the recommendations of the SMOA Well Committee as David Cravens was unable to attend the meeting.

With regard to potential in-person meetings with local realtors to clarify issues about well usage and other subdivision requirements, Sarricks proposed sending a letter to the realtors instead. Larson made a motion for Sarricks to draft a letter for Board review. Sarricks seconded. Motion carried.

VARIANCE REQUESTS:

Sarricks reported that the response letters to the variance requests were sent to the requestors. It was decided no further action is required.

ROAD LEASE/POSSIBLE PURCHASE:

The payment for the road lease is due in 2033. The Board decided to table discussions about the possible purchase of the frontage road until a later date.

POSTAGE:

Sarricks reported that the current supply of stamps is sufficient - no stamps are needed.

FinCEN BOI REPORTING:

Law reported that as of December 26, 2024, the injunction issued by the district court in *Texas Top Cop Shop, Inc.* is once again in effect and reporting companies are not required to file beneficial ownership information (BOI) with FinCEN. Reporting companies may however continue to voluntarily submit BOI reports. On December 31, 2024, the DOJ on behalf of Treasury, filed a motion to stay the injunction with the U.S. Supreme Court. A notable trade organization advises gathering required information and being ready to file if the injunction is lifted. Law will continue to track the various legal challenges.

NEW BUSINESS:

DRONE VIOLATION:

A concerned landowner reported the harassment of family members by drone. The affected family members identified the house the drone is associated with. Sarricks will contact the complainant and draft a letter of warning.

RESIGNATION AND REAPPOINTMENT OF DIRECTOR POSITIONS:

Grymala has expressed concerns about the duties as Secretary. After a brief discussion, Law stated that she was resigning as Member-At-Large and motioned that Grymala resign as Secretary. Sarricks seconded the motion. Law nominated herself to serve as Secretary and nominated Grymala to serve as a Director. Larson accepted the resignations of both Law and Grymala, Larson seconded the nomination of Law as Secretary and Grymala as a Director. Motions carried.

The meeting was adjourned at 11:12 am.

Next Board meeting is scheduled for April 12, 2025 at 10:00 am at John Larson's house.