

Sugarloaf Mountain Owners' Association, Inc.
P.O. Box 707
Datil, NM 87821-0707

August 9, 2026

NOTICE OF ANNUAL MEETING

The Annual General Meeting for Sugarloaf Mountain Owners' Association, Inc. (SMOA) will be held at the Community Parcel on September 12, 2026 starting at 11 AM. The main order of business is the election of Directors pursuant to Section 4.1 of the 2024 Bylaws. In accordance with the Community Documents and the recently adopted Voting Procedures, which can all be found on the SMOA website www.sugarloafmtoa.org under the "Community Documents" tab, no further notices or reminders will be issued.

The Agenda and Notice of Annual Assessment are provided below. Also enclosed is your ballot (last page).

Each ballot has only one active section. You may vote for 5 directors to fill the Board of Directors vacancies. Candidate statements appear below in alphabetical order in the Newsletter Section. No proposed amendments to the bylaws have been submitted this year. Bylaws and other information may be found on the website.

If you are attending the Annual General Meeting, please bring your ballot with you. Otherwise please mail it to **SMOA Ballot** at PO BOX 707, Datil, NM 87821 so as to arrive not later than September 12, 2026. A Community Potluck will take place after the Annual Meeting. Please join us and bring a main or side dish to share.

This document "Notices / Newsletter" can be found posted on the Community Bulletin Board which has been recently relocated to the Community Parcel, as well as at www.sugarloafmtoa.org.

AGENDA

- 1) Welcoming statement, Submission of in-person ballots, and Call to Order (President)
- 2) Secretary's Report
- 3) Treasurer's Report
- 4) Road update
- 5) Committee Reports
 - Water Committee
 - Fire Committee
 - Road Easement / Lease Committee
- 6) Request for non-board members and non-candidates to assist with ballot counting
- 7) Short Recess for ballot counting
- 8) Call to Reassemble (President)
- 9) Other Old Business
 - Grader
 - Gate variance / MOU
- 10) Reading of ballot results (Secretary)
- 11) New Business / Recent Events
- 12) Transfer of Association Documents / Property
- 12) Call to Adjourn
- 13) Potluck

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, INC.

**MINUTES
RESCHEDULED ANNUAL MEETING
DECEMBER 13, 2025**

CALL TO ORDER OF ANNUAL MEETING

The Rescheduled Annual Meeting of the Sugarloaf Mountain Owners' Association, Inc. was called to order at approximately 10:00 am at the Community Parcel.

Board Members present: John Larson, Aileen Law, David Sarricks
Absent: David Cravens, Pat Grymala

Landowners present (per sign-up sheet): Jeff & Amy Gordon, Roger & EJ Selva, Antoine Ribaut, Lesa Smith, Steve Kilmer, Joe & Diane Campbell, Dolores Garcia, Deb & Virgil Wood, Patti & Mike Wimmer, Sue Supinski, Bonnie Krone, Wolf Fuentes & Linda Loewen, Ralph Strodtbeck, Elizabeth Baker.

Attendees Via Meeting Link: Visitors were unable to maintain video connection due to unreliable internet access at the Community Parcel

After introductions were made, President Larson called for the submission of in-person ballots not previously submitted. Larson asked for non-board members to serve on the Volunteer Committee to count ballots. Elizabeth Baker, EJ Selva and Patti Wimmer were selected.

SECRETARY'S REPORT

Due to the online availability of the prior year's minutes, a motion was made to approve the Secretary's Report without the reading of the minutes. Motion carried.

TREASURER'S REPORT

Treasurer Sarricks presented the year-to-date financial report (January through November 2025):

- Total Income: \$21,580.50
- Total Expenses: \$17,193.08
- Checking Account Balance (Nov. 30): \$8,831.12
- Adjusted Balance (post road work): approximately \$4,331.12
- Reserve Funds: \$22,908.97 (Savings and CD combined)

Major expenses included road maintenance and administrative costs. Road maintenance work totaling approximately \$4,500 was recently completed, with additional expenditures earlier in the year. A motion was made and seconded to approve the Treasurer's Report. Motion carried unanimously.

COUNTING OF BALLOTS

Larson called a short recess for the counting of ballots. Secretary Law provided instructions to the designated non-board volunteers who counted the ballots with eligibility verified based on dues status.

READING OF BALLOT RESULTS

The results for Board positions were recorded as follows:

- David Cravens – 49 votes
- Antoine Ribaut – 49 votes
- Aileen Law – 39 votes
- John Larson – 33 votes
- David Sarricks – 32 votes

The above individuals constitute the Board of Directors for the upcoming term.

OLD BUSINESS

WELL COMMITTEE RECOMMENDATIONS

No report.

NEW BUSINESS

COMMUNITY OVERSIGHT / MEMBER ENGAGEMENT

Diane Campbell presented a report regarding member concerns about overall board communication and member participation. The Board acknowledged the importance of improved communication between the Board and the landowners and encouraged continued engagement through formal channels.

FIRE MITIGATION / PROPERTY MAINTENANCE

Several members expressed concern about the dying piñon trees and increasing wildfire risk within the subdivision. Although fire risk mitigation is primarily the responsibility of individual landowners, some members questioned if county or state assistance was available to the subdivision. A Fire Mitigation Committee (Antoine Ribaut, Michael Wimmer and Virgil Wood) was formed to research options and report back to the Board. The committee will investigate the possibility of grant funding or assistance programs and explore coordinated mitigation efforts for the subdivision. Dead tree removal and vegetation management by landowners was strongly encouraged.

DUES AND DELINQUENT PROPERTIES

The Board discussed outstanding dues and potential enforcement mechanisms, including liens. Further review of specific cases will be conducted.

FORMAL ELECTION PROCEDURES

The Board presented updated draft election procedures intended to standardize timelines, candidate submissions, and ballot handling. Key elements include: Defined deadlines for candidate statements and ballot distribution; A standardized candidate statement format; Implementation of secret ballots using control numbers; Formalized ballot tabulation procedures and recordkeeping. Members were invited to submit comments. Final adoption of the election procedures by the Board will occur following review.

ROAD MAINTENANCE

Recent grading work was reviewed and generally considered effective. The contractor provided recommendations including:

- Installation of additional culverts on Upper Northern
- Replacement of failed culverts using dual 24" pipes
- Reinforcement of erosion-prone areas with rock
- Potential long-term mitigation for Beartrack Trail

Estimated annual maintenance costs were discussed, with projections in the range of ~\$18,000 depending on conditions and frequency.

ADJOURNMENT OF RESCHEDULED ANNUAL MEETING

Larson made a motion to adjourn the Rescheduled Annual Meeting. Motion carried unanimously.

Respectfully submitted,

Aileen Law
Secretary

**MINUTES
SPECIAL MEETING
DECEMBER 13, 2025**

CALL TO ORDER OF SPECIAL MEETING

Immediately after the adjournment of the Rescheduled Annual Meeting, a Special Meeting was called to order to discuss Ballot item #1 (gate / quitclaim deed) and Ballot item #2 (grader purchase).

READING OF BALLOT RESULTS

ROAD GRADER (EQUIPMENT PURCHASE)

Ballot results regarding the purchase of a road grader were presented:

- 36 votes in favor
- 21 votes opposed

The Board discussed costs, maintenance, operation, and liability considerations. Further evaluation and implementation planning will be conducted by the Board.

GATE AND QUITCLAIM MATTERS

Ballot results regarding gate installation and associated quitclaim deed were presented:

- Gate: 68 in favor, 17 opposed
- Quitclaim: 68 in favor, 16 opposed

A motion was made to accept the results and proceed with completion of various necessary tasks. Motion carried.

ADJOURNMENT

A motion was made and seconded to adjourn the Special Meeting. Motion carried unanimously. The meeting was adjourned at approximately 1:30 pm.

Respectfully submitted,

Aileen Law
Secretary

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, INC.
2026

ANNUAL GENERAL MEETING – TREASURER'S REPORT
September 12, 2026

Three separate reports will be given: 1) the 2025 full Financial Statement, 2) a partial 2026 Financial Statement (January 1, 26 through August 31, 26) and 3) a current Treasurer's Report (Jan. 1, 26 – Sept. 11, 26). All reports are posted on the Association website, following the narrative.

This will be my final report to the membership. All bills have been paid in full; all receipts received to date have been deposited or forwarded to the incoming Treasurer. As of August 31, 2026, all accounts balance to the bank statements.

Delinquencies/Liens:

- As of June 30, 2026, there were 73 owners delinquent for at least one year's annual assessment. Delinquency letters were sent to all delinquent owners.
- As of July 31, 2026, there were 33 owners delinquent for at least one year's annual assessment. Second notice and notice of lien letters were sent to all delinquent owners.
- 15 liens were recorded on August 26th (13 owners). One of those properties was sold at the County Tax Auction on August 27th, so we'll get paid on that lien in time.
- I've provided a detailed summary of the recorded liens for the incoming Treasurer

Certificate of Deposit:

- Current CD (\$15,000.00) maturity date is February 10, 2027 – APY 4.00%. The Association earned \$304.50 interest for the last CD.

Misc:

- The Association complied with NM 47-26-10 requirements for a Financial Compilation. Porch & Associates were retained to prepare the report. The cost was \$1,022.44. The report is required to be completed every three years.
- D&O policy was renewed for \$1,068 and the Association locked in that same premium for three years.
- In a recent development, the Association received a quote for D&O coverage and general liability insurance from Elemental Risk Management (broker). The GL premium is \$1,150.00. The incoming directors should seriously consider this coverage.

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, INC

FINANCIAL STATEMENT

January 1, 2025 – December 31, 2025

INCOME		ACTUAL	BUDGET	BUDGET %
Dues		\$26,481.25	\$20,560.00	128%
Interest		\$0.12	\$0.00	0
TOTAL INCOME		\$26,481.37	\$20,560.00	128%
EXPENSES				
Administration/insurance		\$2,790.11	\$2,460.00	113%
Road		\$18,446.40	\$15,500.00	119%
Tax		\$141.00	0.00	141%
Utilities		\$346.65	\$400.00	86%
Liens		\$0.00	\$200.00	0%
TOTAL EXPENSES		\$21,724.16	\$18,560.00	117%
CASH FLOW		\$4,757.09	\$2,000.00	
CHECKING ACCOUNT				
Beginning balance 1-1-25		\$5,000.00		
Additional deposits		\$1,443.82		
Transfer to savings		(\$2,000.00)		
Dues income		\$26,481.25		
Expenses		(\$21,724.16)		
Ending balance 12-31-25		\$9,200.91		
RESERVES				
Savings opening balance		\$5,544.40		
Transfers from checking		\$2,000.00		
Interest		\$721.75		
Savings account subtotal		\$8,266.15		
Certificate of Deposit		\$15,000.00		
Ending balance		\$23,266.15		

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, INC

FINANCIAL STATEMENT

January 1, 2026 – August 31, 2026

INCOME		ACTUAL	BUDGET	BUDGET %
Dues		\$19,425.24	\$20,560.00	94.47%
Interest		\$0.0	\$0.00	0
Misc.		\$400.00	\$0.00	
Late fees		\$4,014.00	\$0.00	
TOTAL INCOME		\$23,839.24	\$20,560.00	115.95%
EXPENSES				
Administration/insurance		\$3,008.68	\$3,100.00	97.06%
Road		\$21,529.83	\$15,000.00	143.53%
Tax		\$187.00	0.00	
Utilities		\$267.80	\$350.00	76.85%
Liens		\$400.00	\$100.00	400%
TOTAL EXPENSES		\$25,393.31	\$18,550.00	136.88%
CASH FLOW		(\$1,554.07)	\$2,010.00	
CHECKING ACCOUNT				
Beginning balance 1-1-25		\$9,200.91		
Additional deposits		\$0.00		
Transfer to savings		(\$2,000.00)		
Income		\$23,839.24		
Expenses		(\$25,393.31)		
Ending balance 8-31-26		\$5,646.84		
RESERVES				
Savings opening balance		\$8,266.15		
Transfers from checking		\$2,000.00		
Interest/CD interest		\$355.69		
Savings account subtotal		\$10,621.84		
Certificate of Deposit		\$15,000.00		
Ending balance		\$25,621.84		

2026 Partial Third Qtr (Jan. 1, - Sept 11)

Dues	\$20,225.24
Misc	\$400.00
Late Fees	\$4,274.00
TOTAL INCOME	\$24,899.24

Admin	\$3,440.17
Road	\$25,729.83
Grading	\$0.00
Taxes	\$187.00
Dues	\$0.00
Util	\$303.26
Lien Fees	\$400.00
TOTAL EXPENSE	\$30,060.26
CASH FLOW	-\$5,161.02

Opening balance	\$9,200.91
Dues	\$20,225.24
Late fees	\$4,274.00
Savings Transfer	(\$2,000.00)
Misc	\$400.00
Expenses	(\$30,060.26)
Ending balance	\$2,039.89

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION SAVINGS ACCOUNT

Date	Activity	Emergency	Road Lease	Building	Interest	Checking	Fees	TOTAL	CD	SAVINGS	TOTALS
12/12/24	starting balance	15,000.00	4,000.00	1,000.00	544.40			20,544.40	15,000.00	5,544.40	20,544.40
12/31/24	Interest				2.43			20,546.83	15,000.00	5,546.83	20,546.83
01/31/25	Interest				3.77			20,550.60	15,000.00	5,550.60	20,550.60
02/28/25	Interest				3.41			20,554.01	15,000.00	5,554.01	20,554.01
03/15/25						15,000.00		35,554.01	15,000.00	20,554.01	35,554.01
03/30/25	Interest				9.36			35,563.37	15,000.00	20,563.37	35,563.37
04/30/25	Interest				13.53			35,576.90	15,000.00	20,576.90	35,576.90
05/05/25	Annual transfer	1,000.00	1,000.00					37,576.90	15,000.00	22,576.90	37,576.90
05/14/25	Interest CD				275.65			37,852.55	15,000.00	22,852.55	37,852.55
05/31/25	Interest				15.23			37,867.78	15,000.00	22,867.78	37,867.78
06/30/25	Interest				14.71			37,882.49	15,000.00	22,882.49	37,882.49
06/30/25	Transfer					(15,000.00)		22,882.49	15,000.00	7,882.49	22,882.49
07/31/25	Interest				5.36			22,887.85	15,000.00	7,887.85	22,887.85
08/31/25	Interest				5.36			22,893.21	15,000.00	7,893.21	22,893.21
09/30/25	Interest				5.19			22,898.40	15,000.00	7,898.40	22,898.40
10/31/25	Interest				5.37			22,903.77	15,000.00	7,903.77	22,903.77
11/30/25	Interest				5.20			22,908.97	15,000.00	7,908.97	22,908.97
12/21/25	Interest CD				351.70			23,260.67	15,000.00	8,260.67	23,260.67
12/31/25	Interest				5.48			23,266.15	15,000.00	8,266.15	23,266.15
01/31/26	Interest				5.62			23,271.77	15,000.00	8,271.77	23,271.77
02/28/26	Interest				5.08			23,276.85	15,000.00	8,276.85	23,276.85
03/31/26	Interest				5.63			23,282.48	15,000.00	8,282.48	23,282.48
04/01/26	Annual transfer	1,000.00	1,000.00					25,282.48	15,000.00	10,282.48	25,282.48
04/30/26	Interest				6.76			25,289.24	15,000.00	10,289.24	25,289.24
05/31/26	Interest				6.99			25,296.23	15,000.00	10,296.23	25,296.23
06/30/26	Interest				6.77			25,303.00	15,000.00	10,303.00	25,303.00
07/13/26	Interest CD				304.50			25,607.50	15,000.00	10,607.50	25,607.50
07/31/26	Interest				7.13			25,614.63	15,000.00	10,614.63	25,614.63
08/31/26	Interest				7.21			25,621.84	15,000.00	10,621.84	25,621.84



Certificate of Deposit

Owner:

Sugarloaf Mountain Owners' Association, Inc.
113 Highlands Trl
Datil, NM 87821

Beneficiaries:**Account Terms and Disclosures:**

Amount: 15,000.00

Account Number: [REDACTED]

Term: 7 Months

Date Opened: 07-12-2026

Maturity Date: 02-10-2027

Interest Rate: 3.923

Annual Percentage Yield: 4.00

Interest Frequency: End Of Quarter

Grace Period is 10 calendar days which follow any maturity date.

WaFd Bank

Client Care Center

800-324-9375

This certificate is non-negotiable and non-transferable.

This account is insured by the FDIC under its regulations.

Thank You!



ROAD REPORT

SUGARLOAF MOUNTAIN OWNERS' ASSOCIATION, INC ANNUAL MEETING – September 12, 2026

During the most recent term the Board undertook the following maintenance and repairs to the subdivision rights-of-way:

- In November, the access road, Northern, Southern and Sugarloaf were all graded in full - \$4,500.00.
- In February the access road, Southern and Badger were all graded in full. Also, graded from the cattle guard to Northern/Sugarloaf intersection and Sugarloaf to the Raven Loop intersection before conditions dried up - \$3,450.00.
- The access road was done in April - \$600.00
- Also in April, culverts were replaced on Northern Trail and Bobcat. Two 24" polyethylene culverts were installed at each location. Culverts purchased from Williams Windmill for \$5,154.83. Installation/delivery cost was \$1,700.00. Project came in on budget.
- The washboards on the access road were knocked down by Chad Morrow on May 26th - \$1,050.00.
- In June, we did the access road, from the cattle guard to the Northern/Sugarloaf intersection and Southern to the community well - \$825.00.
- In July, the access road and from the cattle guard to the Northern/Sugarloaf intersection were graded - \$1,800.00.
- In August, before the storm, the access road to the Y, Southern, Jackrabbit (Elvin Krone paid for parts of the grading), Deer Trail and Sugarloaf were all graded in full. Northern was graded from the Y to the upper intersection with Sugarloaf and the steep slope on Beartrack had material added - \$4,650.00.
- After the storm, \$300.00 was spent for storm damage repair on Beartrack and Northern.
- After the August storm, we had upper Northern finished, Pinion and Raven Loop in full and a section on Sugarloaf that had storm damage. The emergency easement was graded in full from Raven Loop to the access in Wildwood Highlands. WH paid for the grading above the locked gate (\$300.00). Also cleaned up storm damage to the intersection of Northern/Sugarloaf - \$4,200.00.

Storm damage – several culverts suffered damage. Most notably the new culverts on Bobcat were completely unearthed (Bobcat is impassable), the 48" culvert on Southern (south side of the road was severely undercut), culvert on Pinion needs material added, culvert on upper Northern is completely filled, a culvert on upper Beartrack is partially exposed (needs material filled on the downhill side). Recommend a full assessment of all culverts.

Misc: Austin Mc Cormick assessed the steep slope section of Beartrack Trail. He outlined a few options: 1) move the road to the right. There is plenty of room over there without infringing on any lots. Cost unknown. 2) excavate/blast the rock outcroppings and fill with new material. Cost \$12,000.00 to \$15,000.00, if the excavation is easy. If not, the cost goes up considerably. Commercial Jackhammer rental costs are \$600.00/hour. 3) Pull material from the sides of the existing road and grade as usual. Cost \$150.00/hour. Temporary fix and the material would wash down the hill in time. A fourth option would entail laying a Geo Ground Grid Cellular System (basically a metal honeycomb) on the road and filling with material from the sides of the road. The geo-grid prevents/reduces the amount of material that will wash down the hill.

Purchased Road Boss for \$2,000.00 so the Association can maintain the roads in between gradings.

Sugarloaf Mountain Owners Association, Inc.
PO Box 707
Datil, NM 87821
board@sugarloafmtoa.org

April 20, 2026

New Mexico State Land Office
Attn: Rights-of-Way Bureau
310 Old Santa Fe Trail
Santa Fe, NM 87501

**Re: Request for Right-of Way File pertaining to Access Easement
Sugarloaf Mountain Subdivision in Datil, Catron County, NM**

To Whom It May Concern:

I am writing on behalf of the Sugarloaf Mountain Owners' Association, Inc. to request a complete copy of the Right-of-Way (ROW) file associated with the access easement across State Trust Land serving the Sugarloaf Mountain Subdivision in Catron County, New Mexico.

The easement is recorded in the Catron County Clerk's records as follows:

Easement recorded in Book 97, Pages 662 through 666
Beneficiary: Sugarloaf Mountain Owners Association, Inc.
Purpose: Road access to the Sugarloaf Mountain Subdivision
Approximate location: Two miles of access road between the subdivision and Greens Gap Road

To support its planning goals for long-term access, the Association respectfully requests a copy of the entire ROW file, including:

1. The original ROW application
2. The approved ROW grant or easement agreement
3. All amendments or renewals
4. The fee schedule or valuation used at the time of issuance
5. Any correspondence or administrative notes associated with the file
6. Any maps, surveys, or legal descriptions held by the State Land Office
7. Any documents outlining renewal requirements or conditions

New Mexico State Land Office

Page 2

Please advise of the cost of applicable copying or processing fees and method of payment. If possible, the Association would appreciate receiving the documents electronically at the email address listed above.

Thank you for your assistance. Please let me know if additional information is required to locate the file.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aileen Law', written in a cursive style.

Aileen Law, Secretary

Sugarloaf Mountain Owners' Association, Inc.