

**WILD HORSE RANCH LANDOWNERS' ASSOCIATION**

HC65, Box 75, Pie Town, New Mexico 87827  
575-727-2925

November 9, 2018

Mr. Keith Riddle  
Catron County Clerk  
P.O. Box 197  
Reserve, NM 87830

Dear Catron County Clerk Riddle,

Please find attached to this letter five pre-approved Amendments to the Wild Horse Ranch Landowners' Assn. (WHRLA) By-Laws. As you know during discussions in several telephone conversations with WHRLA Director Zina McGuire, these Amendments were never filed with your Office. At the Wild Horse Ranch Landowners' Assn. Board meeting on November 6, 2018, we voted to have these Amendments filed with your Office.

We have also included our WHRLA check in the amount of \$25.00 for the filing fees.

If you have any questions, please feel free to contact me at either (575)772-2925 (WHRLA Office) or (575) 772-2703 (Home).

Thank you for all your assistance with this filing.

Sincerely,

Richard D. McGuire  
President, Wild Horse Ranch Landowners' Assn.



**OFFICIAL SEAL**  
**Dovie J. Valdez**  
NOTARY PUBLIC  
STATE OF NEW MEXICO

My Commission Expires: 11/14/2022

CATRON COUNTY - NM  
M. KEITH RIDDLE  
261801061  
Book 133 Page 2343  
1 of 9  
11/16/18 2:27:57 PM  
BY CLERK

*lsh*

*Dovie J. Valdez*  
9th November, 2018

COPY

**Amendment # 1**

**BY-LAWS  
OF WILD HORSE RANCH LANDOWNERS' ASSOCIATION, INC.**

This Amendment No. 1 to By-Laws of Wild Horse Ranch Landowners' Association, Inc. is made this 3<sup>rd</sup> day of September, 2000 by the Board of Directors.

Whereas, Board of Directors now desires to amend the By-Laws as follows:

**Article V. OFFICERS AND THEIR DUTIES**

**Section 1 Enumeration of Officers**

*shall read as follows:*

The **Officers** of this Association shall be a President, Vice President, Secretary, and Treasurer and such Officers as the Board may from time to time by resolution create. Unless otherwise prohibited by law, Officers may also serve as Directors of the Association.

**Article V. OFFICERS AND THEIR DUTIES**

**Section 2 Election of Officers**

*shall read as follows:*

The Officers of this Association shall be elected by the Members at each annual meeting, by proxy or present or absentee vote. The President of this Association, must be a resident of the subdivision

**Article V. OFFICERS AND THEIR DUTIES**

**Section 3 Term**

*shall read as follows:*

The Officers of this Association shall be elected by the Members at each annual meeting, by proxy or present or absentee vote and each shall hold office for one year unless such Officer shall resign, be removed or otherwise be disqualified to serve. All Officers must be able to attend 75% of all Board Meetings.

**Article V. OFFICERS AND THEIR DUTIES**

**Section 6 Duties**

shall read as follows:

President: The President shall preside as all meeting of the Board, shall see that orders and resolutions of the Board are carried out, shall sign all approved leases, mortgages, deeds and other written instruments and perform such other duties as may be required by the Board. The President will only vote to break a tie.

Board of Directors certifies that this Amendment No. 1 has been approved by a 5 - 0 vote of the Board of Directors in accordance with **By - Law Article VII - Amendments.**

IN WITNESS WHEREOF, we being the Directors of Wild Horse Ranch Landowners' Association, Inc. have hereunto set our hands this 3<sup>rd</sup> day of September, 2000.

Wild Horse Ranch Landowners' Association, Inc.

By: Richard D. McGuire  
Richard D. McGuire, President

By: Pat Ward  
Pat Ward, Vice President

By: Zina Day-McGuire  
Zina Day-McGuire, Secretary

By: Bryce Stevens  
Bryce Stevens, Treasurer

By: Marie Major (Linsey)  
Marie Major-Linsey, Director

By: John Twarowski  
John Twarowski, Director

By: Absent  
Steve Cecil, Director

**Amendment # 2**

**BY-LAWS  
OF WILD HORSE RANCH LANDOWNERS' ASSOCIATION, INC.**

This Amendment No. 2 to By-Laws of Wild Horse Ranch Landowners' Association, Inc. is made this 16th day of March, 2002 by the Board of Directors.

Whereas, Board of Directors now desires to amend the By-Laws as follows:

**Article IV. DIRECTORS**

**Section 1 Number**

*shall read as follows:*

The number of Directors shall be no more than three, along with the four Officer positions of President, Vice President, Secretary and Treasurer. The Directors shall be elected at the annual meeting of Members and each Director shall be elected to serve until his successor shall be elected and is qualified to serve on the Board. Total number of Board members is seven.

Board of Directors certifies that this Amendment No. 2 has been approved by a 5 - 0 vote of the Board of Directors in accordance with **By - Law Article VII - Amendments.**

IN WITNESS WHEREOF, we being the Directors of Wild Horse Ranch Landowners' Association, Inc. have hereunto set our hands this 16th day of March, 2002.

Wild Horse Ranch Landowners' Association, Inc.

By: Richard D. McGuire  
Richard D. McGuire, President

By: Pat Ward  
Pat Ward, Vice President

By: Zina Day-McGuire  
Zina Day-McGuire, Secretary

By: Bryce Stevens  
Bryce Stevens, Treasurer

By: Marie Major-Linsey  
Marie Major-Linsey, Director

By: John Twarowski  
John Twarowski, Director

By: Absent  
Steve Cecil, Director

**Amendment # 3**

*to the By-Laws of the  
Wild Horse Ranch Landowners' Association, Inc.*

This Amendment No. 3 to the By-Laws of the Wild Horse Ranch Landowners' Association, Inc. is made this 1<sup>st</sup> day of December, 2002 by the Board of Directors.

**ARTICLE II - DEFINITIONS**

*Amended portion of definition is underlined:*

"Owner" shall mean a record holder of beneficial or equitable title and legal title, if legal title has merged with the beneficial or equitable title, including a person or persons purchasing via real estate contract or beneficiary trust, to the fee simple interest in any Lot. Owner shall not include: (a) a Person having an interest in a Lot merely as security for the performance of an obligation; or (b) a tenant of a Lot.

The Board of Directors certifies that this Amendment No. 3 has been approved by a 6-0 vote of the Board of Directors in accordance with By-Law Article VII - Amendments.

IN WITNESS WHEREOF, we, being the Directors of Wild Horse Ranch Landowners' Association, Inc., have hereunto set our hands this 1<sup>st</sup> day of December, 2002.

Wild Horse Ranch Landowners' Association, Inc.

By: Richard D. McGuire  
Richard D. McGuire, President

By: Betty Jo Jones  
Betty Jo Jones, Vice President

By: Donna Stephens  
Donna Stephens, Secretary

By: Bryce Stephens  
Bryce Stephens, Treasurer

By: Zina Day-McGuire  
Zina Day-McGuire, Director

*Phone approval*

By: Jan Berry  
Jan Berry, Director

By: (Absent)  
Dale Koelfgen, Director



original

**WILD HORSE RANCH LANDOWNERS' ASSOCIATION**

HC 65 Box 75  
Pie Town, New Mexico 87827

**Amendment # 4**

Proposed By-Laws Changes  
January 20, 2007

**Election of Officers and Directors**

In order to facilitate housekeeping changes and in order to maintain continuity on the Board of Directors from one election to the next. The Board is proposing these changes to the By-Laws:

1. Set up staggered elections resulting in four Board members being elected for two-year terms each year. (One director will be added to the Board in accordance Article IV, Section 3).
2. Re-define the definition of a quorum.

**Amendment Number 2 to By-Laws of Wild Horse Landowners Association, Inc.**

Present wording: Article V, Officers and their duties, Section 2 (as amended in Amendment Number 1, September 3, 2001. The Officers of The Association shall be elected by the members at each annual meeting, by proxy or present or absentee vote. The President of this Association must be a full time resident of the sub-division.

Proposed wording: Staggered Elections: Four officers of the Association shall be elected each year by the members by secret ballot before July 1<sup>st</sup> of each year and our annual meeting.

- A. For the 2007 Elections:
  1. Elect the President, Treasurer, and two Directors for a one-year term.
  2. Elect the vice-president, Secretary, and two Directors for a two-year term.
- B. For the 2008 Elections:
  1. Elect President, Treasurer, and two Directors for a two-year term.
- C. For subsequent elections we will elect the appropriate officers for two-year terms.
- D. The President must be a full time resident at Wild Horse Ranch Sub-division.
- E. All officers must attend at least 75% of all Board Meetings.

Present wording: Section 3 - Terms. The officers of this Association shall be elected by the members at each annual meeting by proxy or present or absentee vote and each shall hold office for one year unless such officer shall resign, be removed or otherwise be disqualified to serve. All office must be able to attend 75% of all Board Meetings.

Proposed wording: Delete this Section.



WILD HORSE RANCH LANDOWNERS' ASSOCIATION

HC 65 Box 75

Pie Town, New Mexico 87827

Quorum

Amendment Number 3 to By-Laws of Wild Horse Landowners Association, Inc.

Present wording: Article III, Meetings of Members - Section 4. Quorum: The presence of member or proxies of members entitled to cast 50% of all votes shall constitute a quorum. If the required quorum is not present another meeting maybe called and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at these proceeding meeting. Upon the holding a meeting at which a quorum is present, the quorum for the next succeeding meeting shall be members of proxies of members entitled to cast 50% of all votes.

Proposed wording: Quorum: A quorum to be defined as the number of members voting on any By-Laws Amendments, election, or other issue requiring members vote.

The Board of Directors certifies that the By-Law Amendment Number 2 and 3 have been approved in accordance with By-Law, Article VII, Amendments.

In witness where of, we being the Directors of Wild Horse Ranch Landowners' Association, Inc. have here unto set our hands this 20<sup>th</sup> day of January 2007.

Wild Horse Ranch Landowners' Association, Inc.

by: *Art Moyer*  
Art Moyer, President 2006/2007

by: *Jack Bauer*  
Jack Bauer, Vice-President 2006/2007

by: *Elna Luch White for Jan Berry via phone*  
Jan Berry, Secretary 2006/2007

by: *Beth White*  
Beth White, Treasurer 2006/2007

by: *Bill Reed*  
Bill Reed, Director 2006/2007

by: *JoAnn Hitch*  
JoAnn Hitch, Director 2006/2007

by: *N/A Resigned 01-20-07*  
John Townsend, Director 2006/2007

**Amendment # 5**

*Original*

\_\_\_\_ TO THE BY-LAWS OF WILD HORSE  
RANCH LANDOWNERS' ASSOCIATION, INC.

This Amendment No. 5 to the By-Laws of the Wild Horse Ranch Landowners' Association, Inc. is made this 11<sup>th</sup> day of MARCH, 2012 by the Board of Directors.

**CURRENT WORDING: ARTICLE V, SECTION 5 follows:**

Vacancies: A vacancy in any office may be filled by appointment by the Board. The Officer appointed to such vacancy shall serve for the remainder of the term of the Officer he or she replaces.

**PROPOSED CHANGE TO REPLACE WORDING OF ARTICLE V, SECTION 5:**

**VACANCIES:**

Depending on the timing of the vacancy in any office, it may be: 1) filled by appointment by the Board, or 2) added to the ballot of the upcoming election.

Filled by Appointment: At a meeting of the Board of Directors, within a reasonable amount of time after the resignation/vacancy is announced:

- a. Board will refer to the ballot that elected out-going official to verify candidates that ran for the same office so they have the opportunity for appointment.
- b. Board will submit other names for consideration of the vacant position.
- c. Board Secretary is charged with notifying those candidates within one (1) week to see if they want to be considered for the vacant position.
- d. Once the candidates have all responded, the Board Secretary will forward a ballot to all Board members by email of the candidates who are interested in being considered for the vacant position on the Board.
- e. A date will be agreed upon for the next Board meeting and all members will be notified by the Secretary of the date and time.
- f. There will be another Board of Directors meeting, after any discussion of the candidates, a vote is to be rendered and the ballots submitted to the Secretary for filing with the minutes of the meeting.
- g. If all members of the Board are not present, he/she may call in for the meeting after submitting ballot by email. If any Board member(s) is not available for the meeting or call in, their ballot may be submitted to the Board Secretary by email, eg. Absentee ballot. If a vote is not submitted by any Board member, it will not be counted. Absentee votes must be received by the Secretary prior to the scheduled meeting.
- h. The Board will notify all candidates of the Board appointment. The new Officer/Director will serve out the term of the outgoing Board member.
- i. **NOTE:** If the vacancy is for the position of Secretary, all previous procedures performed by the Secretary will be carried out by the Board Treasurer.

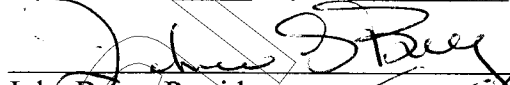


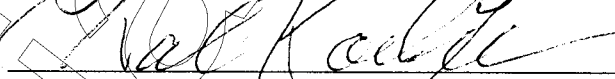
Add Office to Ballot: If the resigning member agrees to stay in office until the next election, that position may be added to the ballot to be filled for the remainder of the term of the exiting Board member.

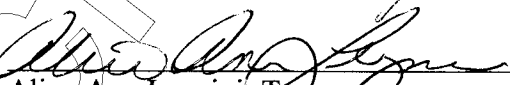
- a. The vacant position will be added to the ballot for the election of the current year, in July.
- b. This office will only run for the remaining term of the vacating Board member, not for the normal 2 year term.
- c. This office will come up for re-election when this position was regularly scheduled to be filled. Secretary will make notation on the ballot as to the requisites of this position.

Board of Directors certifies that this Amendment No. 4 has been approved by the Board of Directors in accordance with By-Law Article VII – Amendments.

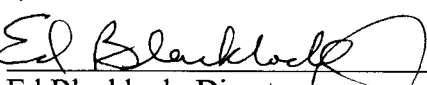
In Witness Whereof, we being the Directors of Wild Horse Ranch Landowners' Association, Inc. have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2012.


  
John Berry, President

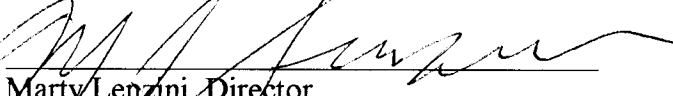
  
Dale Koelfgen, Vice President


  
Alice Ann Lenzini, Treasurer

  
Jean Blacklock, Secretary

  
Ed Blacklock, Director

  
Sandi Dent, Director

  
Marty Lenzini, Director

  
David Woog, Director