

FY 2026-2027
Sky Country Estates Property Owners Association
Annual Meeting

When: July 4, 2026

Where: 63 Clear Sky Road (the Koch's residence)

Time: 3:00 p.m. (following the MDWA meeting)

Or

To join the meeting by conference call, dial 1-434-300-4080

When prompted enter access code 953501 followed by pound (#).

Agenda

1. Call meeting order and identify those in attendance (by lot number) to establish a quorum
2. Read and/or accept the meeting minutes from 2025-2026 Annual Meeting
(provided by Secretary Mary-Anne Estrada)
3. Public comments (by lot number)
4. Assign election officials to tally election results
(after public comments but concurrent with our ongoing meeting)
5. Provide a POA financial update (provided by Treasurer Ed Koch)
6. The Edwards matter update – a year in review (provided by Dan Sarkozy)
(Majority vote will be taken regarding our ongoing actions)
7. The road update – a year in review (provided by Dan Sarkozy)
8. Board of Directors to submit their recommended operating budget for FY 2026-2027
(Majority vote will be taken to approve the operating budget)
9. Announce results of the Board of Directors election
10. Final public comments (by lot number)
11. New Business – items to be taken up by the Board of Directors as a result of public comments
12. Adjourn

**Sky Country Estates Property Owners Association
FY 2026-2027 Board of Directors Election**

Official Ballot

There are three (3) Board positions open. Each former Board member has agreed to run for re-election. No other candidates volunteered. Please vote for up to three (3) candidates:

Dan Sarkozy _____

Mike Dubois _____

Mary-Anne Estrada _____

Rules for voting: Complete one (1) ballot per lot owner(s). Ballots with duplicate lot numbers or no lot numbers will be discarded.

Voting Options:

1. Print and complete the ballot, then mail it to Sky Country Estates, P.O. Box 683, Cloudcroft, NM 88317.
2. Print and complete the ballot, then scan and email the ballot to Ed Koch (standing Board member not running for re-election).
3. Ballots will be available at the Annual Meeting. You may complete your vote at the Annual Meeting with the ballot provided.
4. If you wish for your ballot to be secret, please make arrangements to get your ballot to Ed Koch. He will insure your ballot is counted.

Voter's lot number: _____

Draft To Be Approved
ANNUAL MEETING OF THE SKY COUNTRY ESTATES
PROPERTY OWNERS' ASSOCIATION
JULY 5, 2025 1:00 PM MDT
63 CLEAR SKY ROAD, CLOUDCROFT, NM 88317

1. CALL TO ORDER: President Sarkozy called the meeting to order at 1:00 PM MDT.

Directors Present: President Dan Sarkozy, VP Mike DuBois, Secretary Mary-Anne Estrada, Director Ed Koch.

Members Present: Bob Mitchell, Garry Brotan, Tom & Pam Runyan, Tammy Vasilatos, Tom & Joan Nussbaum, Karen Scarborough, Bob & Mary Duce, Rene & Margie Medina, Bill Hanson, Lourdes McDaniel, Ray Estrada, Don & Virginia Littlefield, Bobby & Wendy Middleton.

Members Calling In: John Fenoglio, Morrie Ballaron, Ronna Janssen, Jeremy Hodges, Tim Navrkal.

Quorum Confirmed.

2. Proof of Meeting Notice: All members were notified by email on May 19, 2025, June 13, 2025, June 20, 21, 2025. Director Koch also posted the Annual Meeting Notice on the website.

3. Approve Minutes from the 2024 Annual Meeting And April 26, 2025 All Members

Meeting: Minutes from the 2024 Annual meeting were read aloud. A motion was made by Director Koch to approve the minutes from the 2024 Annual Meeting as written. VP Mike DuBois seconded that motion, there was no discussion. The motion passed unanimously, President Sarkozy approved and signed the minutes. Minutes from the April 26, 2025 All Members Meeting were read aloud, Joan Nussbaum made a motion to accept the meeting minutes as read, the motion was seconded by Mary Duce, there was no discussion, the motion passed unanimously. President Sarkozy approved and signed the minutes.

Election vote count: Mary Duce and Ray Estrada volunteered to count the votes for the new term of Directors for the Board. President Sarkozy stated he would announce the outcome later in the meeting.

4. Reports of Officers and Committees: President Sarkozy chose to go out of agenda order and move on to agenda item # 5.

5. Discussion and Appropriate Action on Property Dispute Matters: President Sarkozy stated this will serve as a quarterly update to the membership. VP DuBois read aloud the update letter from our Attorney Samantha Barncastle. The letter has been posted on the website. President Sarkozy explained there is nothing before the membership for action. President Sarkozy also provided an update from the Board's Executive Session with Samantha that took place on July 4th, 2025. Since the April 26th meeting, a surveyor has been hired. A cost estimate and potential scope of work concerning the Survey were provided, the cost estimate for this is \$14,600. Depending on what the attorney determines she needs, the scope of survey work may change. Directors Sarkozy and Koch met with Samantha and the surveyor in person previously and provided documents and information for the surveyor. It appears Edwards has also had another survey done on his property and there is potential encroachment on the easement. The second letter sent to Mr. Edwards by our attorney is posted on the website for your review, it explains these issues, he has yet to respond. Samatha has drafted an initial Complaint. On Monday, the Board will direct Samantha to proceed with filing a lawsuit, based on the members' decision from the April 26th All Members Meeting. The Board will also approve the \$14,600 survey estimate. A question was raised by Karen Scarborough regarding Samantha's update letter where she suggested putting up gates and fences. VP DuBois responded that gates and fences were suggested in the beginning but it was determined there could be the possibility of those gates having to be removed. Karen Scarborough asked about the timing of the attorney's suggestion in her update letter which was AFTER the board and membership determined NOT to put up gates. President Sarkozy explained the attorney was merely expressing an overview of options previously discussed, and VP DuBois stated further, if we did put up gates Samantha said that would most likely cause Edwards to sue us. Karen Scarborough also raised issue of strategy concerning a survey. Whether it is solely the attorney's strategy or the Board's as well. Karen questioned how the attorney's strategy aligns with the motion passed in April regarding surveying for meets and bounds to educate the membership and then on to a lawsuit. Regarding the relationship between the Board's strategy and attorney's strategy, President Sarkozy stated that is what was clarified in the executive session. The Board concurs with the Attorney and her use of the surveyor. In fact, we might not even need a survey. The attorney's expert witness(es) may be able to rely on the documents provided.

There was further discussion regarding Edwards' pad that has been constructed and the relationship to survey pins and markings that may be in question. President Sarkozy went on to demonstrate on the plat map where the Edwards pad was and the survey markers

that were placed by his surveyor - but appeared to later have been removed. Pictures of this area were taken and given to Samantha and the surveyor. The position of the gate Edwards constructed on Clear Nite road was also pointed out on the plat map.

Ronna Janssen asked if the members of The Ranch are also affected. President Sarkozy explained there is an easement for all properties in Young Canyon for access on Young Canyon rd from HWY 82 but it ends approximately where the old gate is on Big Dipper, just below the Sky Country Sign. The document Edwards provided to the Board regarding his access is most probably the one that allows access from HWY 82 but ends at our Sky Country sign. Pioneer Title provided Edwards the document that allows his access to his property via easements through Young Springs road. Those documents were in his file at Pioneer Title.

The history of the area purchased by Prentice Blansett and "The Russian" who purchased Painter Canyon, and the history of the development of the roads by Prentice was discussed. Edwards' document he claims gives him access to our roads was dated in 1984, Sky Country roads were not developed until the late 1990's.

A question was asked if Edwards' building progress could be stopped. There was no definitive answer to her question at this time.

There was no further discussion on this topic.

6. Roads: Director Koch gave a history of the contract with Jason Mortimer who purchased a lot from the POA in 2021. Part of the sales price was \$10,000 worth of dirt work at \$85 per hour. Jason started the work and has stated he will finish the contract work unless his property sells (it is currently on the market) at which time he will pay the POA the remaining balance of his contract. Roadwork will continue based on the rains and we will need gravel hauled in as well. The closure of the gravel pit has slowed the process. It should re-open soon, but the price will probably be increased.

7. FY 2025-2026 Budget/Assessments and Finance review: The budget was reviewed and differences between last year's budget and the new proposed budget were discussed. The Board chose to reduce the budget for the roads, if needed the general fund can be used to supplement. It is difficult to determine a budget when trying to factor in the weather ie: snow removal.

Total revenue \$20,129.06, total expenses \$16,618.17, current checkbook cash balance is \$12,505.07. We have nearly \$10,000 in outstanding collections. Leins have been placed.

The new budget is posted on the website. The proposed new budget was reviewed line by line. The new proposed budget is \$16,845, which is a \$260 assessment per lot per year.

There was no further discussion on the proposed FY 25/26 budget. A motion was made by Bill Hanson to accept the budget as proposed, the motion was seconded by Lourdes McDaniel, the motion passed unanimously.

The Lawsuit Special Assessment: This was approved on April 26th by the members with a cap of \$40,000 additional approval from the membership is required to go above the \$40,000 cap. The Board determined the initial assessment will be \$20,000. The MDWCA will also be participating with financial assistance. The expense of the entire lawsuit is clearly unknown. There was discussion whether to assess by the member (60) or by the lot (65). It was determined by lot by the members present. President Sarkozy reiterated the members approved this assessment on April 26th, the assessment won't be due until August 15th. This timeline provides plenty of notice. Mike DuBois made a motion to approve the Special assessment as discussed, \$308 per lot, the motion was seconded by both Mary Duce and Garry Brotan, the motion passed unanimously.

President Sarkozy announced that our Treasurer Gerianne Burke resigned on July 2nd, he publicly thanked her for all her hard work.

8. Election results: Both Mike DuBois and Ed Koch were up for re-election, with the resignation of Gerianne Burke, this opened up another position. There were 3 names on the ballot, Ed Koch, Mike DuBois, and Don Littlefield. All 3 have been elected. The Board will determine as to how the positions are filled. Gerianne's position has one year left.

9. Member comments: New members, Bobby & Wendy Middleton introduced themselves, WELCOME to our community! They recently purchased the Polling residence. President Sarkozy gave a brief welcoming statement. Bob Mitchell invited everyone to the upcoming arts and crafts fair in the village, he does woodworking and encouraged everyone to stop by his booth!

10. Adjournment: A motion was made by Director Koch to adjourn the meeting, the motion was seconded by Director Estrada. The motion passed unanimously. President Sarkozy concluded the meeting at 2:47 PM MDT.

Passed and approved this _____ day of _____, 2026

Attest _____

Sky Country Estates POA Budget Template 2026-2027

[illegible]