

TPLOA 2026 Proposal

PACKET 1 – QUICK READ (8 PAGES)

For everyone. Read this first.

This is a proposal. Please continue to make checks for dues payable to 'TPLOA'.

Get the full proposal at: www.horsemountain.info

THE 2026 RESTORATION PROJECT: COVER LETTER

TO: All Owners of Tee Pee Ranch

FROM: The TPLOA Board of Directors

DATE: March 2026

SUBJECT: Ending 30 Years of Legal Paralysis – A Two-Part Solution

Dear Neighbor,

For decades, Tee Pee Ranch has operated in a "legal gray area." Our 1988 founding documents created a "Mathematical Impossibility": requiring 192 "Yes" votes to change any rule, even though we only have 196 unique owners. This has made it impossible to update our rules, even as the world around us changed.

The Board is proposing a "Master Reset" to protect your property rights and our community funds.

PART 1: Acknowledging Reality (The Abandonment)

We all know the truth: No Board has enforced architectural or "lifestyle" rules in over 20 years. Fences, sheds, and homes have been built without "approval" for decades.

- **The Risk:** If we pretend these rules are still active, we invite "selective enforcement" lawsuits that could drain our road and well funds.
- **The Solution:** We are signing a **Corporate Resolution and Affidavit of Abandonment**. This doesn't "kill" the rules—it simply records the fact that they died years ago through non-use. This protects you from being sued by a neighbor over your shed or the color of your house.

PART 2: The New Bylaws (Service, Not Policing)

Once we acknowledge the old rules are abandoned, we need a functional "Owner's Manual" for our corporation. We are proposing the **2026 Amended Bylaws** to refocus the Association on what actually matters.

The Rationale (The "Why"):

- **Infrastructure Only:** We are renaming the entity to the **Horse Mountain, Inc.** and branding ourselves as (dba) Horse Mountain Road & Well Maintenance Organization. This signals to realtors and buyers that we are a utility service, not a "paint-police" HOA.

- **One Man, One Vote:** We are moving from "per-lot" voting to "unique owner" voting. This ends the mathematical paralysis and gives every neighbor an equal voice.
- **Dues Protection:** Dues are frozen at \$75. Any increase now requires a 75% vote of owners.
- **The "90% Shield":** To prevent a future Board from ever bringing back "lifestyle policing," any new usage restriction would require a 90% vote, held twice, at least six months apart.

The "Bottom Line" Summary

We are stripping away everything that causes conflict and keeping everything that provides value.

- **Roads get fixed.**
- **The Well stays on.**
- **Your land remains YOUR business.**

This packet includes the **Resolution of Abandonment**, the **New Bylaws**, and a list of **FAQs**. We are asking you to review these documents and join us at the Community Pavilion to finalize this transition.

This is a move from a position of "Power" to a position of "Service." Let's end the fights and fix the roads.

Sincerely,

The TPLOA Board of Directors

Please send us your email address (even if you think we have it) to horsemountaininc@gmail.com. Please tell us your name and lot numbers (if you know or we can look it up for you).

Full 58-page proposal (with all legal documents) at: www.horsemountain.info

2026 Tee Pee Ranch LOA Major Reform Proposal

We are changing the name to Horse Mountain, Inc.: A Road & Well Maintenance Organization to clearly signal our new, narrow focus and to remove the old 'HOA' stigma that scares buyers and creates drama.

"What is this?"

- 1. Dues are Frozen:** Your dues stay at \$75 and cannot be raised without a community vote of 75% or more.
- 2. Freedom of Property:** The "Paint-Police" type LOA/HOA rules have been formally acknowledged as 'abandoned' (failure to enforce over decades). Your home/land is your business.
- 3. New Usage Rules:** Not so fast: 90% vote, twice, at least six months apart - to add any new usage restrictions.

Stop the Unnecessary Power Struggles:

The Goal: Community Decides, Board Implements.

- No Tricks. No Hidden Fees. No Funny Business.
- No Unchecked Authority.
- No Power Struggles.

We fix these things:

- No secret dues hikes.
- No paint-police rules.
- No Changes Without Your Vote.
- 75% Approval or nothing for Bylaws and Dues Changes.

Board has no power to add rules, only fixes the roads and well.

Call-to-Action: Please come and vote on: 1. Fixing the liability. 2. Lock the dues. 3. Grade the roads.

Bottom Line:

Vote yes and we fix the roads and stop the fighting.

Vote no and nothing changes.

Either way, you're **safe**.

All aesthetic, architectural, and use restrictions are removed for every owner.

They are replaced with non-binding "Recommendations" only.

The board's power is permanently limited to roads, well, and pavilion only.

Please Send your Proxy Back ASAP so we can see how well we are doing.

If you want to get into the weeds, read the rest.

Why We Still Collect Dues

The Two Purposes Explained

When Tee Pee Ranch was incorporated in 1988, the founding documents outlined two distinct purposes. Over 30 years, the community has kept one alive and abandoned the other.

1. Infrastructure Maintenance (ALIVE & FUNDED)

- *The Mandate:* To maintain the roads, well, and pavilion.
- *The Reality:* This work has continued uninterrupted every year. Expenses are logged, and the results are visible to everyone.
- *The Funding:* **100% of your dues pay for this active, essential purpose.**

2. Aesthetic & Use Enforcement (ABANDONED)

- *The Mandate:* To enforce the 1988 CC&R restrictions (set-backs, fences, junk cars, usage).
- *The Reality:* No board has enforced these rules for over 30 years. Violations are widespread and de facto accepted by the community.
- *The Funding:* **Zero dues are allocated to this abandoned purpose.**

Bottom Line: Paying dues for shared roads and the community well does not mean you are agreeing to bring back "paint-police" rules that everyone has long ignored. If anyone believes dues should stop because the covenants are dead, the historical evidence of uninterrupted road/well maintenance strongly defeats that argument.

Survival of Affirmative Covenants: The affirmative obligations within the 1988 CC&Rs—specifically the obligation to pay assessments for the maintenance of shared infrastructure (roads and well)—survive this abandonment.

Key Changes at a Glance

2026 Reform in 60 Seconds – What You're Voting On

- 1. Dues frozen at \$75 (75% of all owners to raise)**
- 2. No more rules on your land (paint, fences, sheds, etc.)**
- 3. New rules only with 90% approval TWICE, 6 months apart**
- 4. Board power limited to roads, well, pavilion**
- 5. One-time \$225 per lot amnesty to get current & regain voting rights**
- 6. Vote YES = Roads get fixed + drama ends**

TEE PEE RANCH LAND OWNERS ASSOCIATION 2026 PROXY FORM

This form does TWO things: 1) Appoints someone (your proxy) to vote for you if you can't attend the meeting; and 2) Tells us how you want to vote on the reform proposal.

Step 1: Your Info (Required)

Owner Name(s): _____

Email: _____

Lot Number(s): _____ (If known, otherwise we will look them up for you based on your name).

Address: _____

Signature: _____ Date: _____

Step 2: Appoint Your Proxy (Choose ONE)

- I will attend the meeting myself (no proxy needed).
- I appoint the person below to vote for me:

Proxy Name: _____ Proxy Phone: _____

- I appoint Ben Ramer to vote for me on this proposal and any reasonable amendments on voting day that keep the same spirit as this proposal.

Step 3: How to Vote on the Reform:

Question: Do you approve the major 2026 Proposal to change the Tee Pee Ranch Land Owners Association: new name; no rules on your land; dues frozen with 75% vote; board only focuses on roads/well/pavilion; 90% vote, twice needed for any new restrictions; One-time 3-year per lot amnesty program - \$225 to become current and regain voting rights (full document attached or available by text or email)?

- YES — Approve the changes (new name, no aesthetic rules, dues frozen unless 75% vote, board limited to roads/well/pavilion, and 90% of all owners twice - at least six months apart - needed for any new land use rules).**
- NO — Do not approve the changes**

Bottom Line:

Vote YES = Roads get fixed, old rules go away, no more drama.

Vote NO = Nothing changes.

Return this form **AS SOON AS POSSIBLE: text a photo, email a scan or mail no later than May 31, 2026** to: TPOA, PO Box 202, Datil NM 87821

You Just Finished Packet 1.

[Click here for Packet 2.](#)

Get the rest of the proposal here:

www.horsemountain.info

Please send us your email address (even if you think we have it) to horsemountaininc@gmail.com. Please tell us your name and lot numbers (if you know or we can look it up for you).