TO: All Owners of Tee Pee Ranch

FROM: The TPLOA Board of Directors

DATE: July 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 CC&R rule, even though we only have 196 unique owners. This has made it impossible to update our rules (CC&Rs), even as the world around us changed. Using the best possible list of owners, we still get many letters returned as undeliverable making this threshold impossible.

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 out of compliance 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.

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 want the board to focus only on the roads and well.
- **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 currently, and have been, $75. Any increase now requires a 75% vote of unique owners and not just the decision of the board.
- **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.**

Amendments To The Proposal (now circulating)

Upon feedback and further reflection, we, the board, are planning to propose these amendments to the proposal we already started circulating (the most efficient way to keep everyone up to date on the same proposal:

Amendment 1 - No name change. Keep TPLOA.

Amendment 2 - Remove word Freeze/Cap with regards to dues. It's confusing. The community will still decide at a general meeting, or emergency meeting as described.

Amendment 3 - Clarify: CC&Rs still exist, but have been abandoned likely decades ago.

Amendment 4 - While the proposal uses the term "paint police" and other hyperbole, it was a stand in for a 'run away board' creating their own rules or interpreting them in novel ways.

Amendment 5 - Board members do not need to be current on dues on the new board since it will be more of a volunteer service board that implements the will of the community rather than making independent binding decisions.

This is a short summary, the full packet includes the **Resolution of Abandonment**, the **New Bylaws**, and a list of **FAQs** and is available online at www.horsemountain.info. We are asking you to review these documents and join us at the Community Pavilion to finalize this transition on September 12, 2026 (Saturday after Labor Day) at 1pm. Please note, we **will not** be holding a potluck, **please eat before** the meeting or snack during the meeting if you wish.

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).

————————————(cut here)————————————
2026 INVOICE FOR DUES - $75
Assessment Dues are always due on or before January 31st of each year (without demand). Please add it to your calendar and just send it to reduce postage expenses.

You may have already paid your dues for 2026. We are a small VOLUNTEER board and cannot send you individualized bills without a SUBSTANTIAL increase in the annual dues. Given it is the same amount every year at the same time, we do not wish to dedicate substantial funds to send everyone a reminder.

******THIS IS YOUR INVOICE FOR 2026 & REMINDER FOR 2027******

2026 Tee Pee Ranch LOA Major Reform Proposal

"What is this?"

1. **Dues:** Your dues stay at $75 and cannot be raised without a community vote of 75% or more.
2. **Freedom of Property:** The 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 'Strong Man' Boards.**
- **No Power Struggles.**

We fix these things:

- No secret dues hikes.
- No usage 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. Dues set by community. 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 here: www.horsemountain.info

Tee Pee Land Owners Association

PO Box 202
Datil, NM 87821

Friday, July 24, 2026

Financial Statement - 02/24/2025 through 06/30/2026

Description	Income - Expense 2026	Income - Expense 2025
Starting Balance	**$ 27,018.43**	**$ 48,794.30**
Nuesenda - Rewards - (Dividend Balance $15)	$ 0.82	
Total Dues Collected	**$ 9,077.00**	**$ 12,867.63**
Socorro Electric	$ (177.26)	$ (299.76)
Road Improvements & Grading - 1st	$ 0.00	$ (18,180.97)
Office Supplies	$ (75.32)	$ (145.15)
Bond for Road - Old Republic Surety	$ (100.00)	$ (100.00)
Postage Stamps / Mailings / PO BOX	$ (112.08)	$ (423.88)
Account Opening/Verification Related	$ 0.00	$ (5.00)
Road Improvements & Grading - 2nd	$ 0.00	$ (15,488.74)
Checks: Reimbursements (domain name)	$ (21.20)	
Expense Subtotals	**$ (485.86)**	**$ (34,643.50)**
End of Period Balance	**$ 35,610.39**	**$ 27,018.43**

Notes:
We have 255 Lots x $75/lot = $19,125; People pay dues throughout the year. All dues are due by January 31 of each year. We are trying to reduce our dependence (and expense of) mail. Please send the dues each year without a mailer asking for it, thank you.

Total Spend On Roads in 2026 (YTD): $0.00

Sincerely,

Ben Ramer, President
(505) 209-1126, bramer492@gmail.com

Ben Ramer: President
Malcom Wolfe: Vice President
Carmelita C Carrejo: Secretary-Treasurer
Kenneth Carrejo: Member
David Donaldson: Member
Don Wood: Member

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, LOA President, 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: no rules on your land; dues cannot change without 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 available by text or email or online)?

▫ **YES — Approve the changes (no aesthetic rules, dues cannot change 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 August 21, 2026 to:** TPOA, PO Box 202, Datil NM 87821 or horsemountaininc@gmail.com