

Lower Gallinas



Land Grant

Bobby Padilla
Chairmen/
Collector

Anita Baca
Secretary

Margaret
Lucero
Treasurer

102 P.O. BOX

Montezuma, NM 87731

Quarterly Meeting for the Lower Gallinas Land Grant

Date: Saturday, January 17, 2026

Time – 10:00am

Location: La Placita Fire Station

APPROVED MINUTES

Approved on: April 18, 2026

1. Meeting is called to order- 10:01 am
2. Invocation was given by Ron Duran
3. Roll call of officers: Bobby Padilla (Chairman, Collector)-Present, Margaret Lucero (Treasurer)-Present, Anita Baca (Secretary)-Present
4. Bobby Padilla (Chairman) addressed the members letting them know that the BOT is trying their best to get as much done as they can ie (road work, fencing, logo and seals and bylaws). He also thanked them for hanging in there as everyone is doing the best they can past, present.
5. Approval of agenda for January 17, 2026
 - a. Margart Lucero made a motion to accept the agenda for January 17, 2026.
 - b. Bobby Padilla opened it up for any discussion. No discussion was made on agenda.
 - c. Anita Baca seconded the motion to accept the agenda for January 17, 2026.
 - d. All in favor-**Vote was unanimous.**
6. Approval of Draft Meeting Minutes for Quarterly Meeting November 02, 2025

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- a. Margaret Lucero made a motion to accept the Draft Quarterly meeting minutes for November 02, 2025.
 - b. Bobby Padilla opened it up for any discussion. All members received a copy of the draft meeting minutes, and Chairman gave members time to read the minutes. No discussion was made on Draft Quarterly meeting for November 02, 2025.
 - c. Anita Baca seconded the motion to accept the Draft Quarterly meeting minutes for November 02, 2025.
 - d. All in favor- **Vote was unanimous.**
7. Collectors Report
- a. Report on the collectors' balances and/or payments for 2026. Bobby Padilla stated that there was a discussion in our November 02, 2025, meeting. It would be easier to collect a year at a time; it is easier and helps whoever the collector is behind the desk. Bobby Padilla reported that members were all caught up, all paid for in the year 2025.
 - b. Anita Baca made a motion to accept the collectors report.
 - c. Bobby Padilla opened it up for discussion. Helen Padilla asked if the yearly dues are still \$35. Bobby Padilla stated yes, yearly payment for members is \$35.
 - d. Margaret Lucero seconded the motion to accept the collector's report.
 - e. All in favor- **Vote was unanimous.**
8. Treasurer Report
- a. Quarter Report on Balances of LGLG accounts. Margaret Lucero stated before she announces the Quarterly Balances, "this is a draft from October 2025 to December 2025 and is not entered vetted 100 percent". Margaret Lucero wanted to make it clear it is a draft.

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Starting with the bank accounts: Checking account is \$250,000.00, Money Market account is \$2,240,842.03, Savings account is \$16,015.72, Charles Schwab account is \$12,104,834.06 for a total in LGLG possessions of \$14,611,691.81. Margaret Lucero stated this comes from our banking statements and quick books.

- i. The interest was also included for our Money Market account (3-months) is \$16,525.16 on the side of that amount it states YTD that is from April 2025 which totaled \$232,270.19 with Charles Schwab account from October 3rd the interest is \$104,834.06. Reimbursement from Territorial Title Company gave us refund for over charge on Davis property which was \$491.96 our total interest amount came out to \$121,851.18.
- b. Expenses
 - i. Margaret Lucero read expenses such as travel, gas expenses for November 2025 and December 2025 for bylaws, contractual services. Margaret Lucero explained for informational purposes and clarification we the LGLG “DOES NOT” pay Debbie Andrews directly, her payment comes from the interest that we make, it is coded at this time as a **contract service** at this until LGBMS can come up with the correct code. Margaret Lucero also explained the reason for no “**official contract**” is because the LGLG can pull its money from Charles Schwab at any time the LGLG wishes to or use the money as a sweep to the main account and the LGLG is not tied to Ms. Andrews.
 - ii. General supplies include ink, laptops, envelopes. Margaret Lucero stated that the new laptops will be set up for our new BOT which includes LGLG Gmail and Microsoft Word, as well

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as any other information that will be passed on to our new BOT. Included is election cost from last year (check cleared in November 2025), property online taxes, subscriptions and dues for bookkeeping. The LGLG needed a logo and a seal to continue with our official status. A 3rd party was hired to create both Logo and Seal for the LGLG. Mark Benavidez asked about the vote to up the amount back on November 02, 2025, meeting if it was reflected in the numbers. Margaret Lucero stated the LGBMS don't affect those numbers. Brandyn Jordan did ask about Debbie Andrews and clarity of not working with a contract and if members had questions how we could go about asking her. Margaret Lucero stated we can remove that \$\$ at any time we do not have contract. Bobby Padilla stated we could call her and have special meeting, on questions about \$\$ for LGLG. Andrew Ortega asked if she would charge us and if so, can you use it as tax right off. Margaret Lucero, along with Bobby Padilla, stated that she would come down to the LGLG free of charge to answer any questions that needed to be asked.

- c. Anita Baca made a motion to accept the Treasurer Report.
 - d. Bobby Padilla opened it up again for a discussion and there was no discussion made.
 - e. Margaret Lucero seconded the motion to accept the Treasurer Report.
 - f. All in favor-**Vote was unanimous.**
9. New Business:
- a. Tony Benavidez addressed the LGLG Members

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- i. Mr. Benavidez talked about his past and current history with the LGLG. He became a member at the age of 14. He mentions the many roles that he took on as a member of the LGLG, many positions from president (chairman), parliamentarian and secretary. Tony Benavidez stated how proud he was about the many projects like road work, grazing, timber thinning and fencing work. Mr. Benavidez mentioned men who were the heirs/herederos back in 1952, Blea, Montano, Roybal, Aranda, Ortega, Padilla and Esquibel. In 1952 the membership was given to members of precinct 35. Mr. Benavidez said (his dad) Miguel Benavidez was invited to join the LGLG in 1953. He continued saying his biggest achievement was opening the membership which was at a standstill for many years. From 7-2024 to 10-2025 he was the only candidate to serve on the board when other members declined. His other accomplishments were distribution for compensation from FEMA money to members. His final accomplishment was purchasing land on the north side of the Davis Property. He is now 72 yrs old his legacy intension is to have the best interest with the organization and its members. In closing be very careful to select your leaders' or members of no confidence. If you are elected to serve you will be questioned and attacked by family and by members. Bobby Padilla told Tony Benavidez thank you for your tie and letter. Helen Padilla, Joann Vigil, Melvin Ortega, Michael Armijo, also shared that they were thankful to Tony Benavidaz for his service.
- b. Land for Sale- Bobby Padilla stated that there are two cabins for sale going into Mountain Music Ranch past the bridge on your right-hand

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side. There are two cabins on 5-acre tracts, and the owner is asking between \$600 to \$700 thousand for both. Andrew Ortega stated that he is not opposed to buying land for LGLG but for the record that piece of land has been known to wash out completely during floods and those cabins have been there 30 plus years. Ron Duran stated we are paying too much attention to different properties, and we must take care of what is in front of us, our land. Helen Padilla stated it was just information for land grant members or individually. Bobby Padilla stated he just wanted to inform everyone and if an individual is interested. JoAnn Vigil stated we should purchase more property and keep it for all of us in the LGLG. Margaret Lucero stated we have 2 things that we must take care of the LGLG itself, also if we are going to purchase land that it is flat land we could be able to use for a building. Jonathan Jordan stated we have gone back and forth many times and it would help to have our own building with internet, something for our LGLG's future. Mark Montano stated we need a location for equipment, feasible to water and access to road. Andrew Ortega agreed with Mark Montano and asked about The Davis property stating we could have infrastructure. Kathy Archuleta stated that The Davis Property has water rights, the house is in good condition, we could speak to Mrs. Davis about equipment such as tractors, pumps, etc: They are still available to buy, Kathy Archuleta stated that she has access to the property if anyone is still interested in seeing it, also comes with 3 elk permits, internet and a generator has a spring along with 3 ponds on it. Martin Lujan asked what the conditions are on all the equipment, pumps and generators. Would we have to put \$\$ into fixing anything? Bobby Padilla stated he had to take the tractor to get work done on it before. Melvin Ortega

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asked who is going to take care of the land and maintain it. Is there anyone who is going to volunteer as it is a lot of work. Bobby Padilla also stated it is a lot of work; Bobby Padilla mentions that the city would also be willing to lease property by fire station if we the LGLG, are interested in leasing.

- c. BOT read a letter sent by Mr. Feinberg, Attorney, regarding FEMA. Bobby Padilla stated the letter is requested that LGLG Members, "Accept or Deny" this offer. Andrew Ortega state for the record, "did Feinberg actually have the correct people go up to LGLG to inspect, and can we get Feinberg to ask questions". Andrew Ortega also asked did NRCS go up to the land grant to inspect, that we know about. Bobby Padilla said no, not that he was aware of. Margaret Lucero stated she spoke to Mr. Feinberg about NRCS doing a visit, but they cancelled their meeting to go up to the land grant, and they were not negotiating on anything yet. As for FEMA, it is the final offer they are giving us. Margaret Lucero stated right now his letter is giving us 2 options "Accept or Deny". Brandyn Jordan asked if we could table this discussion until we could speak to attorney Mr. Fienberg with questions on aa special meeting. Bobby Padilla stated yes, we can table this issue to see if he can come by and answer questions for us.
 - i. Margaret Lucero made a motion to table the discussion till we can get Mr. Feinberg to answer questions for us on the FEMA letter for special meeting as soon as possible.
 - ii. Bobby Padilla seconded the motion to table the discussion till we can get Mr. Feinberg to answer questions for us on the FEMA letter for special meeting as soon as possible.
 - iii. All in favor-**Vote was unanimous.**

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- d. Elections will be held on May 09, 2026, from 10 am-12 pm at “La Placita Fire Station” in Gallinas. If you are planning on voting, please turn in your Eligible Voters Registration no later than April 24, 2026, also if you would like to run for BOT, please have your paperwork of Declaration of Candidacy turned in before April 29, 2026, no later than 5pm mountain standard time. If you will be mailing your Declaration of Candidacy, make sure that it is post marked April 29, 2026, and no later than 5pm mountain standard time.
- e. Vote on a LOGO and Seal for the LGLG-Margaret Lucero explained about the logos and seals for the LGLG how our land grant should have had one many years ago and this is one step closer to getting everything done for our land grant. Margaret Lucero stated the everyone present received a paper with a total of 3 logos and 3 matching seals, now we were going to place a vote with our members present at our January Quarterly meeting as to which would be our NEW logo and seal. #1-2 votes #2-16 votes #3-2 votes. Members of The Lower Gallinas Land Grant voted #2 for logo and seal. Congratulations LGLG.
 - i. Margaret Lucero made a motion to accept our new logo and seal for The LGLG.
 - ii. Bobby Padilla seconded the motion to accept our new logo and seal for The LGLG.
 - iii. All in favor-**Vote was unanimous**
- f. DRAFTED by-laws will be given to members that attend the meeting, members who are not able to attend the meeting the drafted by-laws will be mailed (only)- Bobby Padilla and Margart Lucero explained about packet and the date of February 08, 2026 any members interested in joining we will meet here at La Placita Fire

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station in Gallinas starting at 9:00am till ??? Lunch will be given to the members present. Hope to see all of you here.

10. Old Business:

- g. **Road Work Project**-Bobby Padilla stated the first entrance is a disaster. Bobby Padilla also said he is beginning to get easements notarized by landowners for road work. Bobby Padilla would like to start with the first 1000 feet from the beginning of the entrance up the mountain, we can start off small for now Bobby Paddila did let members know he (Bobby Padilla) went out and received 3 bids which include: bulldozer work, compacting material and labor. Hays Plumbing & Heating Inc. their bid was \$62,724.56, Northeastern Construction Co. their bid was \$63,326.99 and Conrad and Sons LLC their bid was \$45,964.05. It is a small start but let's begin with something Bobby Padilla said we will follow the same road. Andrew Ortega did state that the LGLG is responsible for the road and questioned if the contract also includes turn off ditches. Ron Duran said the governing body is doing a good job by starting to fix the road let's work on it. Andrew Ortega asked if we could do the whole road instead of sections. Bobby Padilla said if we decided to do the entire whole road, we have to put it on the optic and advertise it would take longer and we would have to work on a contract, and it is harder to get approval. Jesse Benavidez asked can we break it up into 3 sections? Kathy Archuleta asked if we like the road work on the first part then we can continue with the same contractor? Michael Armijo agreed, let's see what these people can do first.
 - i. Margaret made a motion to accept phase one to the lowest bid of \$45,964.05 Conrad & Sons LLC

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- ii. Bobby Padilla opened it up for further discussion about who would be picked to start the first 1000 feet of roadwork. Melvin Ortega asked Bobby Padilla if we are going over \$72,000.00, we will have to advertise? And if we do decide to do more instead of sections, would we have to do other bids or can we continue with the same company? Bobby Padilla said he would need to get clarification but said it sounds like we would have to get another bid. Each job is considered a new bid. Margaret Lucero asked if we could immediately get a quote for phase 2 from the same company that is doing the road work if we like how everything is getting done. Kathy Archuleta agreed with Margaret Lucero while they are working on it perhaps, we can get a bid on it again to go to phase-2
- iii. Bobby Padilla seconded the motion to accept phase one to the lowest bid of \$45,964.05 Conrad & Sons LLC
- iv. All in favor-**Vote was unanimous**
- h. **Fencing Project**-Bobby Padilla went to highway dept and put an application to get fencing materials such as post and wiring. Bobby Padilla let the members know we need to get everything okay on paperwork first before starting any fencing projects DOT has to first get approval from the environmental part and that policy has to pass after that passes we need to wait to see if the budget part can help us for fencing post and other materials. Bobby Padilla would also like a gate to be put in at El Campito. There are certain steps needed to get approval and remember new fiscal year is coming up. Andrew Ortega had stated that fencing right now is going \$17.00 a foot through FEMA that is a linear foot. Bobby Padilla stated he has guys that are ready to work at \$3.50 a linear foot we would have to

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provide the material. The LGLG would like to start fencing along the highway. Charles Martinez (Tolo) stated we need to find the boundaries from Trout Spring all the way to El Campito, where are the LGLG boundaries? Melvin Ortega stated there are markers on the land, is that private property and not LGLG property? Kathy Archuleta stated she can get a survey from Trout Springs if necessary. Chales Martinez (Tolo) stated when he was younger, he remembers having to stop at Ojo del Sabino, we need to check on markers. Bobby Padilla said OKAY let's get started for one mile of fencing by side of highway 65 if everything passes with DOT this side of highway will have 5 strand 1 mile stretch. Martin Lujan asked if we do decide to hire someone for project while we are waiting, can we retain them on contract for 6 months to a year.

- i. Margaret Lucero made a motion to hire fencing at \$3.50, and a gate put in at El Campito
- ii. Bobby Padilla opened it up for further discussion-no discussion
- iii. Anita Baca seconded the motion to hire fencing at \$3.50, and a gate put in at El Campito
- iv. All in favor-**Vote is unanimous**
- i. **Mastication (wood chipping) Project**-Andrew Ortega stated in the last meeting of November 02, 2025, Ron Ortega, me (Andrew Ortega) and Kathy Archuleta were asked to go up to the LGLG and see what the best way we could go about wood chipping on both sides of the road. Kathy Archuleta did state she was unable to go that day it was only Ron Ortega and Andrew Ortega. Andrew Ortega mentioned that it is a 6.5-mile chipping project with approximately 80 ft on each side of road we need people with excavators and the equipment problem

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right now is we don't have access to take anything up due to the road conditions we need road fixed first. There are a few spots and side roads that need repair first. We are at a standstill until road gets fixed, Andrew Ortega explained to the members and BOT. Margaret Lucero agrees that by taking heavy equipment the road will need refixing can we fix it excavated semi fixed enough for equipment to get up to the LGLG instead of paying to fully fix road. Kathy Archuleta asked can we hire contractors for at least the clearing of trees if they can't get up there or perhaps can they grade road while they are going up to clear the trees. Bobby Padilla had let the members know we all agreed on chipping for 100 acres we want them to do everything we are hiring them to do all the work instead of letting them worry about the road. Andrew Ortega said "what if someone gets hurt". Margret Lucero stated they will sign a contract for that and stating we are not responsible. Marget Lucero did let members along with Andrew Ortega know that if we do decide to go with entire road work project the bid is going to be over \$70,000.00 (RFP- Request for proposal) will have to be made and approvals will have to get done. Ron Duran advised that the road is the lifeline to everything and we have the \$\$\$\$. Helen Padilla asked, "didn't we already agree on the road work project"? Margaret Lucero advised Andrew Ortega that he can help work from 8-4 at her house and write an RFP contract since she is not as familiar with the business side of it and stated they would have to fill out paperwork also she will need his help with publishing, you just volunteered you can show me. Bobby Padilla did let everyone know we have to advertise the RFP for bids on contractors for 25-50 acres 80 feet from each side of the road. Kathy Archuleta will help with the drafting and writing of the RFP she will give to Margaret Lucero.

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10. Announcement- Date of any upcoming meetings (Quarterly and/or Special)

a. Quarterly meeting April 18, 2026, at La Placita Fire Station in Gallinas

11. Heir Comments:

a. Member Comments-3 min max

i. Mark Benavidez wanted to thank everyone for their input today it was a good meeting, and we are all doing good job working together.

b. Public Comments-2 min max

i. NO COMMENTS

c. Adjournment of Quarterly meeting for January 17, 2026, at 1:03pm

i. Margaret Lucero made a motion to adjourn meeting.

ii. Bobby Padilla opened it up for any other discussion-no discussion.

iii. Anita Baca seconded motion to adjourn meeting.

iv. All in favor-**Vote was unanimous.**