

**TRLA BOARD MEETING  
TCC RANCH HOUSE 6 PM  
JULY 24, 2009**

**ATTENDANCE:** Board members Eileen Domer, Don Parry, Jerry Toellner, Gary Blum, Dale Spencer and Linda Pedersen. 13 landowners and 1 non-landowner present.

Linda Pedersen called the meeting to order at 6 pm. Quorum established.

Gary Blum, Secretary, read the minutes from the March 21, 2009 meeting. A correction was made and Eileen moved to accept the minutes as corrected. Jerry seconded. Minutes approved.

In order to save time Linda suggested we not read the minutes at our Board meetings, because the minutes are sent to all Board members prior to the meeting. Don moved that we post the unapproved minutes on the website, have copies available to landowners at the next scheduled meeting, not read the minutes at the meeting, but allow for discussion and potential corrections. Jerry seconded. Motion passed unanimously.

**Treasurer's Report:**

Eileen Domer presented the following:

See attached spreadsheets for detailed income and expenses for the month of July 2009, FY 2008-2009.

Summary:

Income: May \$1,587.02  
June \$2,440.65  
**Year End \$160,450.80**

Expenses: May \$6,099.00  
June \$12,506.00  
**Year End \$101,041.84**

Year end balance: \$59,408.96 (unobligated funds)

Significant expenses were:

- Dump Truck Service/maintenance \$427
- Grader Service/maintenance \$746
- Common Land Maintenance: water testing, paint small repairs \$349
- Painted Community Center's roof and building and fence \$7,788
- Repaired walls of storage shed \$850

Notes payable = \$1750/mo Balance owed on Grader: \$17,138.90  
Two landowners with three lots that owe greater than \$1000

Michael Moore CPA will be doing audit for us. It will cost \$5000 - \$6000 plus travel costs. He will be meeting with Mary Ray in Corrales and traveling to Timberlake to look at all the assets to verify values

Eileen noted that the phone in Bathhouse had been used to make long distance phone calls. Value-line (long distance carrier) was contacted. In August of 2008 a malfunction occurred which dropped the code which prevented such calls. The code has been reinstated and TRLA has been credited for long distance calls.

July's major expenses included \$13,656.88 for gravel and liability insurance \$1356.48.  
To date the total expenses for July = \$20,572.31

### **Roads Report:**

Jerry Toellner reported the following:

- All the roads are being worked on from the stone gates of Cloh Chin Toh towards the Box S. Currently at Wolf Rd and Sagebrush area.
- Gravel has been put on Copperweed, Bobcat, Woodland, and by gate area.
- The increasing number of fulltime residents is causing the demand of road work to intensify.
- Tom Merritt's help is greatly appreciated.

### **Architectural/Maintenance Committee:**

Duane Barbano is continuing as a committee member. Only one request has been submitted and approved for an enclosure of porch. One landowner has cancelled plans of building.

### **CC&R's Revision Report:**

Deadline for voting on Amended CC&Rs is July 30<sup>th</sup>. The committee will then present the official vote tally to the Board. The Board will then vote to accept the count. It will then go to John Hays, PC and he will add the official final pages to the covenants which three Board members will sign and have notarized before he files it with Cibola and McKinley County.

Dale moved that the Board accept the new covenants for CCT 74 (Common Land). Don seconded. Motion passed unanimously.

Linda read the current vote for each of the subdivisions, but the final numbers will not be available until the Member in Good Standing status is available on July 30<sup>th</sup>.

## **Equestrian Report:**

Gary reported that he has ordered Cedar for the hitching posts to be placed at Ranch House.

Gary also needs to acquire three 4"x 4"x 8' posts for the Equestrian signs. Signs need to be placed so that they are near the edge of the road easement, but not so that grader blades will hit them.

Don was approached by equestrian landowners asking the width of road easements. The landowners were riding on the side of the road in order to avoid gravel and were asked not to trespass by another landowner. According to Developer's Disclosure for Timberlake Ranch the side roads are 50'. The next newsletter should address some of these issues.

## **Old Business:**

### 1. Ranch House Roof/exterior refurbishment.

Linda reviewed what has been done to bring the exterior of the Ranch House to its now pristine appearance. Herb Gray was given a standing ovation for all his hard work and dedication. It has taken 285 hours of volunteer labor and does not include the time spent on the roof (repairing, replacing roof jacks, additional screws) and the time that Allan and Pat Burnam put in along with Herb to finish the fence.

Additional money required to finish the back shed is \$1062.25 in addition to the \$850 already spent for cement work. This includes paint, roof repair, drip rails, stucco patching and trim board for windows. The paint will also be used to coordinate the bathhouse with the ranch house. Jerry moved to finish the job and Dale seconded. Motion passed unanimously. Project will start end of August and Jerry will try and get David to do roof repair.

### 2. Cibola County – Road Dedication:

Linda explained what has happened chronologically in the impasse with Cibola Co. starting in May of 2008 - letters written in May & November 2008 and January of 2009, attendance at the Commissioner's meetings in April and May - to dedicate the section of road between cattleguard and Fire Station which connects the Cibola portion of Timberlake Road to the McKinley portion starting at the Fire Station. The Board needs to decide the next course of action. Discussion ensued.

Decision: Linda will contact John Hays on Monday through email or phone for his thoughts, solutions or process to resolve the situation. Should we spend the \$22-\$25,000 to make the road passable immediately? Linda will communicate Hay's reply to the Board within a week.

**New Business:**

1. Rewiring/Plumbing of Ranch House.

Septic system and plumbing need to be done first and must be designed so that drainage can occur to avoid winter freezing. Jerry will contact one and Linda will contact Williams plumbing. Rewiring discussion tabled until the next meeting.

2. Newsletter (content vs website information).

Linda said that the major financial spreadsheets will be placed on the website so as to make newsletter less cumbersome and use summary instead. She asked if any of the Board members had ideas on website to let her know. David Skinner is now assisting Roger Irwin on entering information for TRLA.

3. Pickup/Dump truck replacement.

Jerry has contacted Ritchie Brothers but locally there isn't much call for what we want. Most of the trucks are out of state. He has a contact that goes to auctions back east and can acquire what we would be looking for – 6WD, dump truck, dual wheels in back, 1 ½-2 T, 550 or bigger (Ford) or 60-70 (Chevy). Combining the two vehicles into one is smarter as insurance for the two vehicles is \$2300 plus plates. The problem is that there are only two grader operators in the winter – if both are gone, there is no fast method of snowplowing. This one vehicle with a plow could be managed by volunteer landowners or paid employee. Board will continue to search.

Linda called the Motor Vehicle Dept. with VIN # off the trailer as it doesn't have a license. They had a record of it belonging to TRLA in 1992. They said a duplicate title could be obtained for \$16.50 and \$70/yr for plates. Information was confusing and Linda will follow-up with the Gallup MVD. A permanent tag is preferable.

4. Bush hog/road to boat ramp and boat ramp.

Question is how much energy do we want to spend on the road to the lake and this commons area. Trees/bushes are encroaching the boat ramp and taking over portions of the road. The \$10,000 of gravel spent on the parking/surrounding area several years ago is overgrown with weeds. There are no bar ditches left and culverts are plugged. Jerry recognized nonlandowner who lives at the end of the road from the audience who read a prepared statement. Intense discussion began

in finding a resolution. Board has to represent landowners in keeping the common area accessible and preventing fire danger by keeping down the overgrowth. Board members will meet at 8am on Sunday and walk the area to assess what needs to be done.

5. Meeting Schedule for 2009/2010

Tentative schedule for public board meetings are: August 21, September 19, October 17. 2010 - February 20, March 20 and Annual Mtg. May 29.

6. Letter for Lot 010104M

Proposed letter was read for exemption of a covenant violation similar to that issued in April of 2000. It does not specify owner by name as did the letter written in 2000. Discussion ensued which addressed whether the lawyer should be the one to write/review it and whether TRLA incur this expense at this time. Gary moved that the Board do nothing unless contacted by future buyer. Don seconded. Motion passed unanimously.

7. Request for Trimmer with Wheels.

Currently TRLA has two inoperable trimmers. With the aging volunteer group it would be in the best interest to obtain three quotes for trimmers on wheels. Linda will obtain three different quotes and present to the Board.

8. Request for Ranch House Use

Linda presented completed forms for use of the Ranch House for the summer by the Timberlake Neighborhood Volunteers and landowners. Dale moved to approve the usage and Don seconded. Motion carried unanimously.

**Landowner Input:**

Landowner voiced his frustration with the section of road between the cattleguard and Fire Station and the impassable situation when it rains. He wished that the Board leave it hardpacked and not disturb it any further. Jerry explained that we are still trying to build up the road bed and create better drainage. He is frustrated also with the county and in the fact that we don't have a compactor or the equipment necessary to finish the job.

Landowner commented that he has been in Timberlake for over 20 years and the roads have never been in as good a shape as he sees them now.

With no further business to conduct Don moved to have the meeting closed and Jerry seconded at 8:20 PM.

Gary Blum, Secretary