

## TRLA Board General Meeting Minutes

August 27, 2016

### Attendees

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Board members: present- Steve Wills, Don Parry, Kevin Farmer, Charley Haverstick, Steve Stevens, and Sharon Axtell.

Not present: Linda Shoppe

Landowners present: Nancy Wills, Mary Jo Wallen, Linda Pederson, and Barbara Stevens

Meeting called to order by Steve Wills at 10:05 a.m.

### Committee Reports

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- **Secretary's-** Don Parry made a motion to approve the Minutes of the July 16, 2016 meeting. Seconded by Kevin Farmer, passed.
- **Treasurer's report-** Steve Stevens reported that last month expenses were \$32,999.36 and that income was \$169,740.00. The Website budget is over budget by \$111.00. Also the \$7400 income taxes were corrected. There are bad debts of \$10,000 which is \$6,400 over budget. There is an adjustment made once a year. Incoming Association dues received were \$14,011.47 and dues owed for current year is \$3636.30. Bank Balance as of July 5, 2016 is \$224,838.49. The monthly treasurer's report will be posted to the web site. Don Parry made a motion to approve the July Treasurer's report. Sharon Axtell seconded – passed.
- **Roads report-** Don reported that Sunrise below the S curve and all the way to the cul de sac, plus Foxtail was worked. Sunflower was graveled to end of the cul de sac. There is no culvert on one of the properties. Woodland to Buttonwood may need some repair. A culvert will be put in close to the driveway and the bar ditch will be cleaned out on Sue Gallagher's property. Elk and Culebra has been graveled as the owners are now visiting their property. Don has been in touch with Jeff Irving from McKinley County and he has put into his budget for next year finishing Timberlake from Aspen Loop to the Box S. McKinley worked the road out to 53 and filled in the pot holes.
- **Architectural/maintenance report:** Steve Wills reported that there were no architectural approval submissions. There is one complaint pending and he is waiting for the registered letter information to be returned.
- **Commons report-** Charley shared that the See Something, Say Something signs have been hung on existing signs, except for Cloh Chin To. He found a 4x4 by the Rock Room and used it to put up the sign. The hot water heater door has been repainted and the Toellner sign was moved. The Woodland sign was returned. All of these were done with no additional cost, well done, Charley. Since the bath house floor needs removed and repaired, a discussion followed as to the best time of year to do this. Don stated that he had the material to make the repair. The bath house is opened from April 1<sup>st</sup> – Nov 1<sup>st</sup>

so perhaps waiting until after it is closed for the winter or maybe close one side at a time. No decision made at this time. Since the roof will be painted October 1<sup>st</sup>, the area of the roof that meets the addition needs flashed and tarred. Charley will be replacing light bulbs at the Ranch House and the Bath House to light up those dark areas. The sagging ceiling on the porch might need replaced. Charley will check it out.

- **Communications report-** Sharon Axtell shared that President's Pondering from the Newsletter was put on the website as Steve had a good synopsis of the fires. Also that the Board dates are back on the front page of the website and articles have been moved to be accessed by the drop downs.
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## Old Business

- Neighborhood Watch- Mary Jo shared that there are two places on Yucca that caught her attention. One a shed door is off and she has notified the owners. Also the glass door on another house is off of the hinges and the glass is broken. The buildings are old and the animals are on the move. There were 30 people at the last meeting in July but not many data sheets have been turned in. Mary Jo asked if there all of the alerts should be sent out by Linda Pederson. How should this be handled? There are 3 alerts that are sent out: Rosie Alert – for animals; Timberlake Alert – Fun Activities; Neighborhood Alerts – these are potentially legal alerts. All three of these alerts share the same data base.
- Woodland landowner note for gravel donation update – Steve stated that he got the list from Linda Shoppe and quite a few have bought keys and have Guest Membership. Only one landowner is not buying keys and membership so Steve decided to drop this for just one landowner.
- Kubota Snow Blower attachment status – Don stated the snow blower is from Land Pride. The blower cannot be attached to the Kubuto without a \$6500 hydraulic system. Don stated that there was no paperwork or information from vendor on needing the hydraulic system. He sent an email to Earhart Equipment in Tucson, AZ telling them to come and get the snow blower and return the money. Steve Stevens asked Don how bad do we need a snow blower since he is not up here in the winter. Don stated that he would like to have it. Steve asked if the price could be negotiated down and he is not opposed to pulling from the contingency fund to buy this. Don said that Land Pride was not happy that Don was not told about the hydraulic. Having the snow blower would mean that more roads would get done and the landowners would be able to get to their property. Steve said that Don should negotiate and work with Land Pride instead of the dealer who sold it.
- Lock Repair Update – Steve has 6 new locks with 12 keys, 2 each for the locks. Don is going to loan Steve his numbering stamp before any keys are given out. There are 100 keys on order, Master Lock numbering 1001-1100. There will be a key exchange which will be posted when the keys arrive and are numbered. Steve tested the keys and they work on the old locks but not the newer ones, which can be replaced or re-keyed. Steve had no update on the delivery of the keys. These keys are registered with Master Lock. The keys will be \$5.00 a piece. Keys will be ordered in 100 lots.

- “See Something, Say Something” & “No Hunting” sign plan. This was discussed in the Commons Report. It was suggested that using T-Posts for the No Hunting signs would work. These signs should be put from the cliffs (Commons) to private property. Rosalie’s property backs up to the National Forest and she has said that a sign could be put on her property. Lachley’s on Cottonwood Loop found a deer skeleton with the horns cut off, so the poachers are still active. Please be alert.

## **New Business**

- Cleary Pole Barn Proposals – Steve had print outs of two Cleary Pole Barns with the doors on different walls. The 30 x 60 had the doors on the ends which would mean no drips from the roof and the 40 x 60 had the doors on the sides, which would have drips. Don shared that the attachments should not be in the barn as to space needed to attach them to the equipment, so maybe a lean-to later. Don encouraged finding a location before deciding on the size of the barn. The building would be a drive-through and would be paid by the contingency fund. Discussion followed as to location for barn and it was agreed that the area needs to be surveyed and also the county rule on set back should be considered. Don shared that land by the cattle guard is part of Timberlake and this information should be given to the surveyor. Steve will get surveyor contact information from Linda Pederson and make the contact.

## **Landowner input**

Mary Jo asked if any money amount had been decided for the contingency fund and this will be discussed in Executive Session. She also asked if the landowners have been notified of the brush clean-up needed on the back of the properties after the contractors for Continental Electric was done. Mary Jo will write up a notice for the website and the Newsletter.

Don Parry made a motion to adjourn the meeting, Steve Stevens seconded, and meeting was adjourned at 11:25 am.