

**TRLA BOARD MEETING
TCC RANCH HOUSE 10 AM
MARCH 21, 2009**

ATTENDANCE: Board members Eileen Domer, Duane Barbano, Jerry Toellner, Gary Blum and Linda Pedersen. Two landowners present.

Linda Pedersen called the meeting to order at 10:00 am. Quorum established.

Gary Blum, Secretary, read the minutes from the February 21, 2009 meeting. Jerry moved to accept the minutes. Duane seconded. Minutes approved.

Treasurer's Report:

Eileen Domer presented the following:

See attached spreadsheet for detailed income and expenses for the month of February 2009

Summary:

Income: ***\$8,712.20***

\$7,358.86 Current year

\$1,353.34 collected for outstanding accounts

Key income and finance charges included.

Expenses: ***\$5,212.00***

Received reimbursement lawyer fees \$577.16

Significant expenses were:

Postage included \$285.00 for envelopes with postage

Lawyer fees \$1,029.00

Lien and notary fees \$54.00 for the release of 6 liens

Notes payable = \$1750.00/mo.

One landowner owes greater than \$1000.00.

Eight new liens were placed on lots where the dues are delinquent 12 or more months

Roads Report:

Jerry Toellner reported the following:

- Dick Knowles and Danny Montoya have been doing the side roads with Zetor, but the ditches aren't done yet.
- Grader working on Bobcat Rd., but finding that it still is too wet even though it appears dry on top. Gravel will be placed after prep is completed. There tree limbs too close to the road for grader to clear. Duane and David Skinner volunteered to use the dump truck and trim the trees on Monday.
- Jerry talked to Cibola grader operator currently working on Timberlake Rd. and they are aware of the plugged culverts and need for gravel. Jerry is not getting any response from Jimmy Chavez. It was suggested that representative of Board attend Commissioner's meeting and voice concerns over why no response to written letters or phone calls. Linda will look into when the meetings are and ask for time to speak.
- Many roads need tree trimming and Jerry said he would ask around to find potential help that the Board can hire.
- Zetor tractor will be going in for routine service on Monday.
- Pickup working well.

Architectural/Maintenance Committee:

Duane reported that plans were received and approved for a new home in Unit 9 McKinley.

CC&R's Revision Report:

It was discovered on Wed. that John Hays did not receive the February 6th emailing of final CCR draft. The information was resent and he responded within 72 hours with final legal opinion. Board discussed the Committee's wording of Article III Section 3 and legal input and decided to stay with Committee's wording and add a sentence from legal input. Amended and Restated CCRs are now ready for distribution and voting on by membership. Timetable and rules need to be set.

Newsletter/Communication Update:

Duane reported that we have some huge printing projects in next few weeks. They include the Amended and Restated CCRs voting packet, Annual Meeting ballot packet, and the End of the Year Report for annual meeting. It was decided to move the Xerox machine to another secure heated location in case he is not available to do printing jobs.

Commons Report:

Eileen reported that we acquired another 50 keys for landowner purchase.

Ranch House Well Issue: Linda spoke with Bradley Bridgewater (Zuni River Basin Adjudication) concerning the status of the well. She informed him that we had metered the well in October 2008. Mr. Bridgewater asked that John Hays send a letter to document our continuing efforts to monitor actual usage and that we would be granted an extension. Gary reported that he had talked to one landowner about their future usage this summer and they reported that their well was now working. Linda has also spoken with other large user of well water of their future plans. The Board will be drafting a policy regulating the well over the summer, watching the metered usage, and asking for input from landowners again at the Annual Meeting.

Equestrian Report:

Gary reported that Eileen has acquired a post for Equestrian sign.

Old Business:

1. Community Garden Proposal

Nancy Dobbs presented an official proposal for the Timberlake Community Gardeners (TCG).

Proposal

We, the '*Timberlake Community Gardeners- TCG*', would like to propose that a plot of land in the common area south of the Timberlake Ranch House be designated as an area for interested gardeners to set up a community garden.

A site has been chosen for the garden. It is an area, 46' x 60', to the south of the Ranch house, where the volleyball poles are in place. Those poles would be incorporated into the perimeter fencing. There are stakes in the ground locating the area.

It is **our mission:** To improve and make the best use of the land, stimulate social interaction, produce nutritious food, reduce family food budgets, conserve resources and create opportunities for recreation, exercise, education and self reliance, as well as preserving and managing the gardening space provided.

There is a group of interested, local Timberlake Ranch Subdivision gardeners who will oversee the organization and initial preparation and development of the site dedicated for this garden.

- The gardeners themselves, will be Timberlake Ranch Subdivision owners, in good standing with the association, or someone in the immediate area who has assisted either the board or the Timberlake Volunteer Committee showing they are an active member of this small community.
- The garden group will be informally run. However, there will be planning meetings to discuss how decisions are made about space for gardens, keeping the area 'organic' and clean, eligibility requirements, ways to manage community gardening, drafting simple guidelines and rules for the gardeners (such as where

to store supplies, weeding, trash, not planting crops that affect the next gardener, etc.).

- We would like to place gutters on the buildings adjacent to the garden area in which to harvest rainwater. To assist gardeners during 'dry periods' we ask that we be allowed to use the well water at the Ranch House in amounts deemed suitable/equitable by the Board. There is a meter to monitor this.
- Gardening needs (such as fencing, gutters, hoses, etc.) will be provided by or purchased by the individual gardeners or by donation.
- The Timberlake Ranch Association will designate the land that will be used by the gardeners. If at any time the Association Board feels that the garden area is not being maintained, as they deem appropriate, they will meet with the group and discuss the issues. The community gardeners will strive to keep the area clean, neat, and utilized to its highest good.
- The Board will be informed of activities associated with the gardening.
- The Board will make sure that the present insurance will cover this ongoing project in the common area.
- Items produced in the garden will be for domestic (non-commercial) use only.

We would like to start the community garden project as soon as possible this spring. Please let us know at your earliest convenience if this is feasible.

The Board suggested that the TCG remove the wording of "in good standing with the association" as this is a confidential matter between the Board and landowners. It is also concerned about the amount of water that may be needed from the well in case rain capture cannot supply enough. However, the Board recognized that this is a "common" purpose for the landowners. Jerry moved that the Board accept the preliminary proposal. Gary seconded. Motion passed unanimously. Linda will send the proposal to John Hays for legal approval after Nancy rewords the part of "in good standing".

2. Ranch House Roof

Linda reported that Herb Gray has volunteered to repaint the Ranch House roof for \$1.25/sq. ft. with DTM. This would stop the rusting and the product used would have a warranty of approximately 8-10 years but not the actual roof. Approximate cost would be \$8125.

The Board would have to find someone to replace the nails or screws are have lifted up before repainting can occur. This would be an additional cost.

It was decided to get an actual cost quotes for replacing the rusting metal roof and to contact local roofing contractors before making a final commitment.

Duane reported that Herb Gray has the ability to acquire a similar paint to that used on the Bathhouse for 20-25% of the actual cost for the Ranch House. It has to be applied with his texture machine. The Board feels that we should look at the possibility of acquiring the paint and store it until we can do the Ranch House.

Dog Pack

The pack of 5 dogs was sighted again on Thurs. night. We need to try and get a picture of these dogs.

New Business:

1. Request for funding for html editor.

David Skinner has volunteered to be backup editor for the TRLA website. He needs some html editor software in order to perform these functions. One of these is Dreamweaver and a program that will load photos called Fireworks. A Windows download of CS4 (Creative Sweep) is \$219. He would be willing to spend some of his own money to acquire Windows XP as he has a Mac. He still has to do some further research. Duane moved and Jerry seconded to budget \$300 for this expenditure. David will continue his research this next week and the Board thanked him for his volunteer effort to help with the website.

2. Audit for FY 2008/2009

Eileen reported that she has made contact with Michael Moore, CPA who performed the TRLA Review for 2006/2007. He will give us a quote after reviewing the Trial Balance sheet. Eileen is also attempting to get quotes from two other CPAs. We have budgeted \$8000 in next year's budget for this full audit and will be able to forward all documents for 2008/2009 some time in September.

3. Board Candidates for May

Linda reported that there are three landowners who have expressed interest or willingness to run for board vacancies in May.

4. Bathhouse prep for opening on April 1st/Septic cleanout.

Danny Montoya and Linda will get the Bathhouse readied for April 1st opening. Eileen will contact June to have it cleaned on April 1st. Linda acquired three quotes for septic pumping, as she was not able to find any documentation that the septic has ever been pumped since the construction of the bathhouse in the 80's. The quotes were \$275, \$220, and \$203.66. Septic tanks are supposed to be pumped every 5 years. The Board agreed to take the bid for \$203.66. Duane asked to see if they would give a reduced rate if another septic tank could be pumped in the same trip as they have a 3000 gallon tank on the truck. He would be willing to have his septic tank pumped at the same time.

5. Budget for 2009/2010

- Eileen reviewed line item numbers with the Board. Legal allocation was decreased \$7500 from last year, gravel increased \$9000, \$10,000 placed in the Contingency Fund and \$8000 budgeted for a full audit. We still have two months on the copier lease and the grader will be paid off in May of 2010. Total budget would be \$154,812, which is \$4,509 more than 2008/2009 budget. Eileen noted that if we raise the dues only \$5/lot instead of the entire COLA of 3.85% our total budget minus 8% for doubtful accounts will be \$156,796. This would mean an excess of \$1,983 which is small but workable.
- Projected expenses till the end of this fiscal year in June will be approximately \$101,727 and includes an additional \$12,000 for gravel. Potential carryover could be approximately \$48,000.
- The Board will need to put in place a “replacement schedule” for equipment (Zetor, pickup, truck, grader) along with facilities upkeep and approximate costs involved.

Duane moved that we accept the budget with increase of \$5/lot. Jerry seconded. Motion passed unanimously.

With no further business to conduct Duane Barbano moved to have the meeting closed and Jerry Toellner seconded at 12.20 PM.

Gary Blum, Secretary