

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
FEBRUARY 17, 2018

Call to Order: 9:55 AM

Introduction/Announcements: Present: Steve Wills, Steve Stevens, Don Parry, Charlie Haverstick, SharonAxtell  
Present via phone: Linda Pedersen and Kevin Farmer  
Landowners Present: Barbara Stevens and Nancy Wills

Approval of Minutes from October 21, 2017: After spelling of Halcon is changed, Don oved to accept the minutes, Steve S. seconded, approved.

Treasurer's Report (Steve S.):  
Bank Statement as of January 31:

Deposit Fund	\$ 83,431.25
Operating (Checking)	\$ 22,225.21
Reward Fund	\$1,523.88
Savings - Contingency Funds	
Ranch House Restoration-	\$70,000.00
Emergency Reserve -	\$41,920.91

Income for January: \$

Expenses for January: \$

**Significant Expenses for August 2017**

Legal \$1,717.30

Road Maintance \$1301.96

**Association Dues received for JAN. \$**

Outstanding balance current year - \$

Outstanding balance for prior years - \$

**Total Outstanding Balance \$**

Respectfully submitted:  
Steve Stevens, Treasurer

**Will send financial once I receive them**

Liens and Foreclosures Report (Linda):as of 2/17/18

**TRLA Owns 4 lots as of 2.17.18.** 051022M Cottonwood Loop, 020404C Sunflower Dr (\$7500), 020415C (5.24.17) Buttonwood Drive, and 020415C (10.25.17).

**TRLA has TRANSFERRED TITLE OF 3 lots:** 092421M, CCT61, 020504C

**Lots with Hays/Friedman:** 4 (2 on payment plan and 2 pending closure)

**Foreclosure Process Ended:** 1 – payment in full by landowner

**Lots Currently Liened (not with lawyers):** 11

## **Release of Lien: 1**

### **Liened Lots Paid in Full: 1**

As of 1.31.18 AR List shows 648 lots have a zero balance, 22 lots owe one year, 49 owe half year and 21 owe more than one year.

Roads Report (Don): Graveled Conejo from (Biggers Place) to Halcon. The new owners of the (Biggers" place) called and asked to have gravel put near their property, which was done, also two places on Woodland Drive. Louie spread the gravel. After raising the road on Deer Run, a culvert was put on a low spot and then rock. Don reported that there is a new full-time resident on Deer Run. Chains and snow plows were put on all equipment and are ready to go. The drag was run until mid-January. The burn pile was pushed and graded around it in case it was burned but as of yet, this has not been done.

Linda asked who is hauling gravel now and Don shared that he had Clarence's company call for the gravel. Right now this is the only company available.

Architectural/Maintenance Report (Steve W.): One garage was approved.

Commons Report (Charley): Charley had nothing to report now. Don reported the company that installed the garage doors on the new equipment building came in and replaced, repaired, and put supports on the doors. Everything is good now.

Communications Report (Sharon): Properties in escrow have been removed for the website; financials are current, Very High Fire Danger was added to the front page. Sharon shared that she would be putting in the new dates for the Board meetings; date for bath house opening; and she apologized for being behind on posting meeting minutes to the web site, but she will get that done.

She asked the Board what they thought about asking the Webmaster to make the "Volunteers" which is found under "Everything Else", a drop down of their own, so it is easier to find since there are so many things that the Volunteers are involved in and put the Ranch House Stitchers' under the Volunteers. Everyone agreed that this would be a good addition to the web site.

### **Old Business:**

1. Neighborhood Watch organization update: Nancy reported that it was a quiet winter with nothing new to report. She shared that Mary Jo will be returning the first part of March and then meetings will begin..
2. "No Hunting" sign plan update: About half of the signs are already up and he will finish the rest when the weather is better Don identified those wood signs that need to be repainted and repaired.
3. CC&R update committee discussion: Linda shared that there is a discussion point, the numbers of animals that are allowed on a lot and no animals if there is no house on the lot. Linda said that the committee will present their work, will have a review, send to the Board, and send to the Landowners. Nancy added that those summer visitors who bring their animals and keep their area clean can bring their animals. Discussion on container buildings for living on the property and Nancy said that it must be CID approved.
4. Foreclosed property silent bid package update: Qwest Title has now sent all of the paperwork for lots on Cloh Chin Toh and Cibola. Linda asked if the checks were written separately to Mary Ray? Steve shared that one check was sent for all but that Mary Ray will itemize for each lot. Steve S will keep copies of what is sent to Mary Ray.
5. Code of Ethics for HOA Board members' discussion.: Linda pulled this form off a website and has revised some of it to meet our needs. This is Board Policy, not through the By-laws, per our Attorney. This should part of the policies and procedures manual. This should be signed by the new Board after the May meeting. All agreed that this should be reviewed after changes before approving. Don suggested that on the second page, under interaction there should be another bullet that states: Directors should not go alone when talking to landowners re: a problem. Kevin asked if there are any letters sent out before a board goes to talk to them? Steve replied that if there is a formal complaint, then he sends a letter, if he sees them, he gives a heads up. If informal he may just stop by and talk to them. No real procedure about how to go about this except for a written complaint then letter. Linda shared that in the covenants, it is stated that if there is a potential violation, they must be notified in writing that they are coming to talk. Linda requested a note of any corrections/suggestions found or needed and

a note stating that there are no corrections/suggestions. She will fix the form and have it ready for next month's meeting.

6. Sign replacement at the "Y" at cattle guard and the Burn pile.: This is left over from October. Don has the signs that Linda had made and they are at his house. On will be at the cattle guard and the other is for the burn pile. Don is looking for posts with reflectors on them, to be used for these signs and he recommends the other posts be used to indicate culverts.

#### **New Business:**

1. Oso Internet Service offer discussion: Oso has sent us a proposal: set up two dishes at the ranch house, one receiver and one router. They have offered free internet service, free installation of equipment, using the same name and password, and high speed and unlimited data. Steve that cancelling with Hughes will not be a problem. This offer does not include a phone. This also has to be installed in Cibola County. Steve will meet with Oso and make sure that the equipment is not on the building. Linda suggested the windmill, pavilion, or metal posts. Don made a motion to let Steve proceed with Oso, Sharon seconded, approved.
2. Nominating Committee for Annual Meeting: There will be two openings on the Board of Directors next year: Steve Wills and Don Parry. Don has stated that he will not be running this time. He has been on the Board for 9 years. Kevin filled in for Sean Bowler and has not decided if he will run or not. Discussion in Executive Session. Steve Wills will run again. Sharon is in charge of the nomination committee.
3. 2017/2018 Budget : Steve S has put together a form and sent to everyone so that they can go through line by line at the March Meeting. This year's budget will be included.
4. March Newsletter: Please have reports to Sharon by March 15<sup>th</sup>.

#### **Landowner Input:**

None.

Steve S moved to adjourn the meeting, Charley seconded, approved. Meeting adjourned at 10:43 AM