

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
FEBRUARY 18, 2017

Call to Order: 10:00 AM

Introduction/Announcements: Board Members present: Steve Wills, Steve Stevens, Charley Haverstick, Don Parry, Sharon Axtell. Linda Shoppe, present by phone. Kevin Farmer Absent.

Landowners present: Nancy Wills, Barbar Stevens, Judy Haverstick, Mary Jo Wallen

Approval of Minutes from September 17, 2016 and October 15, 2016: Steve S made a motion to approve the minutes for the September 17 and October 15, 2016 and Charley H. seconded. Passed.

Treasurer's Report (Steve S.): Steve read off his report that we are under budget. Mary Jo questioned the bad debts – accrual shouldn't be in with the other expenses. Steve S will go back and look at it and fix it. The Income and Expense Sheet comes from Mary Ray and was not explained to Steve S. Steve W. suggests that this just needs to be checked and Steve S will be in touch with her.

Roads Report (Don): Don shared that with all the snow plowing he had to purchase 3 more cans for gas and these are being carried in and out of the ranch. It takes about 35 or more gallons of gas when snow is plowed. Don is going to contact Honstein outfit about the cost of a tank for gas and if it is feasible to have it, of course, with stabilization in it. This would prevent the back and forth. After two snows, back to back, the hydraulic line on the Kubota blew. Don got a new hose inline, new fluid but couldn't purge the air. The blade snapped back and Don was injured. This fixed the Kubota enough for the second storm. The truck was stuck three times as there was rain before the snow, the chain was lost so the tractor was taken to town to get it fixed. The grader's batteries were dead and out of warranty, so new battery purchased and now it is up and operational.

The bottom land turned to mush and Susan Fisher got stuck and someone from town had to come and get her out. After this last rain/slush that we had, Carrie Zwerg got stuck and JRL came out to pull them out. A priority is get the road from the cattle guard to the "Y" fixed so that this doesn't happen again. Two culverts need put in the Button Wood area and the area on Cedar where Continental Divide got stuck will be drug and gravel as needed in those spots will be put down. A landowner on Green Eyed Lady as us to plow that area. Don asked that if we are asking them for Guest Membership dues, should he gravel the road? Steve W said to plow the snow for them. Linda S asked who owns the road and if we are asking for guest membership dues, then perhaps gravel a portion of it. We do gravel the road by Cindy. Don will look into who pays guest membership and gravel for next year's budget.

An occupant on Halgon questioned Don as to why it was not graded/plowed and Don explained that it was a county road and the person should ask McKinley County. A landowner complained to Don about improving the roads as this will bring more people to this area.

Mary Jo questioned the lack of crowning on the roads and was this why they are puddling. Don explained that the roads will be drug when the rain stops and he will work on them as the snow plowing flattens them out. In Spring, Don uses the grader and attempts to make the roads wider. Mary Jo also asked if trickle chargers were going to be used on the grader?

Architectural/Maintenance Report (Steve W.): Steve W shared that there are no new applications for buildings at this time. There is one early entry of generic plans, not final plans. There is still an open CC&R violation on Sagebrush. The bank has a company working on it, Don suggested that we leave it open. We are also in communication with them to clean up the account.

Commons Report (Charley): Charley said that there's not too much to share as he hasn't been around to do anything. He still has some No Trespassing and No Hunting signs to put up. Steve W has probably distributed 20-30 new keys, so that is going well. The old keys won't work on the north and south cattle guard gates but they should work on the bath house.

Communications Report (Sharon): Sharon shared that it is time to freshen the web site. She will be working with the webmaster, Wayne to do this.

Liens and Foreclosures (Linda): Linda said that we currently have 16 liens in place and recently released three liens. There will be three more properties for sale after March 3, 2017. Four accounts have been turned over to the attorney for collection and one has paid in full.

Old Business:

1. Neighborhood Watch organization update: Mary Jo shared that there were 9 incidents last year compared to 16 the year before. A table will be set up at the Annual Meeting for questions and emergency forms will be available or those who have not filled one out yet. Law Enforcement from Cibola and McKinley counties will be invited to answer your questions. Officer Hall, McKinley County, shared with Mary Jo that they are improving their website so that information can be accessed faster.
2. "No Hunting" sign plan. There about 15 left to be put up and brackets to be made to get them ready. These will get put up as weather permits.
3. Cleary Pole Barn update: Steve W shared that the purchase was close on January 9, 2017 and the final bid came in less than what was quoted. The schedule of payments for material, mid construction and final is when we accept the building and there is a warranty. We did get the winter discount even though it's not documented but the price remained the same. There is no firm commitment when they will begin in April, as they will need the bath house and a place to put the trash.
Don P. said that after the building is complete, and the final inspection has been done, 60 amp electrical lines will be run to the building. The plan is to put the necessary items away and hung up and make this a workable area. Items will be moved from the ranch house storage area to clear up space. Battery tenders will be put on the grader so it is ready to be used when needed. Steps will have to be built for the side access doors. The pad is ready!!!

New Business:

1. New lock install in all Ranch gates.: There are new locks for the gates and the key pattern is the same. The old locks are getting worn out, new locks for cattle guard gates will be changed out. The locks will be welded in and it should be done no later than March.
2. Nominating Committee for Annual Meeting: Sharon will head up this committee. The open position is Linda Shoppe's.
3. 2016/2017 Budget: Per Steve W., as we have done in the past, we will take an executive session and update every line. Questions will then held over until April. This has to be done before the annual meeting. Steve will distribute a copy of last year's budget, what we spent this year, and a column for what we will spend in 2017-2018. Approval of the new budget is in April. There will be an outside audit for next fiscal year.
4. March Newsletter: Nancy Ramm will do the newsletter and she has asked if you would please send articles to Sharon and she will send onto Nancy. Please have your article in in the next couple of weeks.

Landowner Input: Mary Jo offered a 50 gal tank from her yard. Don appreciates the offer but is concerned about the residue in the barrel.

Shirl Henderson wanted to know who she could contact at the BIA about the state of the BIA road.

John Lewis needs to contact them for a culvert and gravel.

Luis is digging under the fence to alleviate the water puddling.

Mary Jo asked about lack of headings of the financials posted on the website. This was taken from the Newsletter and there are no headings on that site. She will have to have Nancy Ramm make sure that all the words show.

Don P. made a motion to change the March meeting date to the 25th of March, seconded by Charley H. Passed. Web site will be updated.

A motion was made by Don P. to adjourn the meeting and Charley H seconded. Passed – meeting adjourned at 11:30 AM