

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
MARCH 25, 2017

Call to Order : Meeting was called to order at 10:06 am by President Steve Wills

Introduction/Announcements:

Board Members Present: Steve Wills, Steve Stevens, Don Parry, Charley Haverstick, Sharon Axtell, Linda Shoppe by phone. Kevin Farmer absent – could not be connected via phone.

Landowners Present: Linda Pedersen, Eileen Domer, Mary Jo Wallen, Nancy Wills.

Approval of Minutes from February 18, 2017: Don Parry made a motion to approve the minutes of February 18, 2017, Charley Haverstick seconded. Passed

Treasurer's Report (Steve S.): Steve shared that the income for February was \$5892.09 and the expenses were \$7,743.59. Significant expenses for February was the Kubota for \$1028.17 for repairs; and road maintenance and repair was \$3999.65 (\$1069.00 paid from contingency fund emergency repair to Timberlake Road/No Mans Land). For collections: Incoming dues \$5288.79. Dues owed for current year is \$20,721.53 and the outstanding balance for prior years is \$8764.48. As of February 2017, TRLA is under budget for the current fiscal year by \$44,416.23.

Liens and Foreclosures Report (Linda): Linda reported that there are 3 accounts with the attorney for collections. Liens in place, nothing has changed. There are 3 accounts with the attorney. There are 3 properties that will be ready for sale. We are waiting on confirmation from the attorney that the 4th one is clear. (The other, Cottonwood property has been on the market and shouldn't be included in this.) There will then be a total of 5.

Roads Report (Don): Don reported that there were 3 culverts put in between the cattle guard and the "Y", the area of flooding. The water comes from Sunflower and Buttonwood. This area was also rocked and will have to be re-rocked from next year's budget. He is working on Black Bear, doing grading on barrow ditches. Right now the road is too wet to go any further, so he will wait until the area dries out before continuing. He plans to pull and reset a culvert near the Ramm's so that it properly drains. The temporary rock in that area is due to storm damage.

Louis is repairing the road and bar ditch near the Henderson's by taking dirt out of the arroyo and building up the bar ditch, then will repair the road. He has also fixed the "S" curve at Black Bear where the dirt has washed over the road due to a plugged culvert. Don has been repairing the crowning on some of the roads and will work on rest of the roads. Cedar, where Continental Divide got stuck may have to have rock put down to repair that area. Bobcat between Timberlake and Culebra turned to mush so next budget, larger rock will be put down. This is continuous maintenance that has to be done.

Don has been having an online conversation re: the BIA section of the road. Joe Sanchez claimed that the road belongs to the people that live there. He was the one that was listed in three separate places and he was going to fix it. Don did not accept that the road was on private property and has marked where the culvert needs to be fixed. The road was graded but they did not establish the bar ditch. Linda Shoppe told Don that he has done a good job with all of the moisture out here this winter. Elvin is cleaning the ends of the culverts and it is paying off as some of them were plugged. This all takes time.

Architectural/Maintenance Report (Steve W.): Steve shared that he did approve one residence and would like to close one complaint. The company has cleaned up the place and the property is supposed to go up for sale. Don suggested that we leave it open. He talked to a lady who was working in the house and she said that VRN now owns the property and they will sell it. The Board has not been notified of any of this new information. The Bank said that they would not pay the dues and the first mortgagee and they are the first mortgagee. This will be discussed in the executive session. Don asked that the guests need to hold comments until the meeting is open for discussion. Steve wanted to hear the guest's comment as he had asked for input. Steve will contact VRN for address and then pass it along. Linda Shoppe shared that we have the address and believes the billing has been squared away.

Commons Report (Charley): Charley said that there wasn't too much to share now. Steve W and Charley have opened the bath house, turned up the thermostat, and turned on water, which is good, as Cleary has asked for this to be done. The Ranch house bathroom has also been opened and water heater started. There are two toilets to be fixed. Don shared that he received a complaint about the ranch house not being opened during school break.

Communications Report (Sharon): Sharon asked Wayne to update the website, archive those articles that were outdated and put the Forest guild planning meeting information on the site. Steve shared that one of us will try to attend re: the trails.

Old Business:

1. Neighborhood Watch organization update: Mary Jo stated that there was nothing new to report. Shirl checked the Jeremy place and Nancy thought it had been reported that the bath tub and water heater had been removed. MJ thought this was a little suspect and she is not counting this incident. She will send notes to the Sheriff's offices to invite them to our meeting.
2. "No Hunting" sign plan. Charley said that the signs are drilled and ready to go and some are up coming off of the cliffs. Rest will be put up within the next couple of weeks.
3. Cleary Pole Barn update: Steve W. shared that the salesman is no longer with the company and he has been in touch with the regional manager. Cleary like the site and we were off only 3". The material will be delivered on the 29th and they will start building on the 30th. Steve will be writing a check for the material when delivered. There will always be a sizeable amount owed until we are totally satisfied with the work. The manager will honor everything that was discussed and agreed upon.
4. New lock install in all Ranch gates. Steve has the chains and locks and new locks will be installed in the north and south gates.
5. Nominating Committee for Annual Meeting: Bios received will be sent out with the meeting information.
6. 2017/2018 Budget : The Board will establish the budget and it will be presented in April.
7. March Newsletter: The Newsletter is out now.

New Business:

1. Complaint filed to the state against Ranch House septic system: About 3 weeks ago a landowner filed a formal complaint with the state that our septic system was in violation. Louis Munoz, Linda Pedersen, Nancy and Steve Wills with permit in hand met with John Rodrick, regional manager NM EPA. He sent a crew out and they did measurements, probed the ground, the implication was that there was no violation but there is not a commitment to that. John had to send out the report but there has been no information for two weeks. The longer it takes, the complaint may go by the wayside. TRLA did not get a copy of the formal complaint, that will come with the report. Linda shared that cows carry the E.coli as humans, a bad strain in cattle and the cows could do more damage than septic. Don will get with Charley and have Louis dig a ditch to drain some of the water. This will be done twice a year to alleviate the problem next year.
2. The April Board meeting will be on April 22, 2017 due to Easter weekend.

Landowner Input: Mary Jo asked if Steve S could meet with her after the meeting as she has some questions on the balance sheet but not the report. Steve S said that he would like to meet with Mary Ray to fix a few things. MJ asked if there was a new estimate on insurance on the new building? She asked about taxes going up and hopefully the board will talk about money back into the contingency fund? Dues haven't been raised since 2009 and she asked if they were going to get raised. She just wanted to make sure the Board talked about it in executive session. MJ shared that the gate to the trailhead is open and Steve W shared that the lock is messed up on south side. MJ then asked if the porch and new roof is 3-5 years off? Steve W asked Charley if he would put together a plan for a new roof and porches, an overall bid to be put out or bids. Maybe this will happen year after next.

Eileen said that she was not seeing on any financial reports a line item for the new building. Mary Ray said that she would move it into depreciated items but she hasn't done this yet, but Steve S has been tracking it on his own. She also asked why the Kubota maintenance was in two accounts? The person who set it up set it up one under ranch (labor) and the other is repair. Eileen asked if the cost of the Kubota would go high and Don responded, no. He said that there were unexpected expenditures: new hose on the Kubota, it had to be taken to JRL for repair and he couldn't get all of the air out of the system. JRL recommended that the fittings be replaced, and being done, this alleviated the problem. This took an entire day of labor. Because the ground was muddy and the snow was wet, there was a lot of stress on the equipment. The Kubota will need tires soon. Eileen asked the Board that during executive session, please consider expenses were 13% more and raising the dues to \$250/year would only be 8% more. The gravel went over budget. Roads are the biggest concern for most landowners. She believes that dues raised would be beneficial. Look at the cost of road repair. Eileen's goal as treasurer was to have a year's money ahead. You're under budget but you will be doing more to fix the roads. Don responded that we will look at the year and the year before and will figure out if we truly need to raise dues. The Board will look at it. Eileen – nobody can complain but they will complain to keep up to the quality that the CC&R's said it needs to be. 2009 the dues went to \$230. Eileen also stated that the Board should start looking into getting a committee to change the CC&R's re: alternative energy; e.g., solar panels and wind turbines, more esthetically pleasing. Eileen filed a complaint re: the wind turbine left on the property. Eileen asked what are we going to do to change the CC&R's to be proactive on this issue? Alternative energies are coming in, we may need an amendment to the CC&R's.

MJ also asked if the Board would talk about raising dues. She also shared that she had talked to Nancy about moving money into the contingency fund but that did not happen as it was supposed to.

Linda P. asked how the money got split up? What is left over goes into the contingency fund but it should go into the general account. She also shared that while she was on the Board, there wasn't any excess. This fund is from older properties that were bought from TRLA.

Don shared that there would be an audit on next year's budget.

Eileen said that income should be about the same as your expenses. She also shared that she has looked into cost of heavy equipment training and she found that depending on which site the training was at, the price was \$8,000-\$15,000.

Charley made a motion to adjourn the meeting, Steve S seconded, passed.