

TRLA Board General Meeting Minutes

April 18, 2015

Attendees

Board members: present- Steve Wills, Nancy Ramm, Don Parry, Linda Shoppe, Sharon Axtell and Ron Schali

Landowners present: The Zwergs, Shaun Bowler, Nancy Wills, Mary Jo Wallen, Linda Pedersen, the Abbotts

Scribe: Ron Schali

Meeting called to order by Steve Wills at 10:00 a.m.

Committee Reports

- **Previous Minutes Approval-** Don Parry motioned to approve the March 2015 minutes, Linda Shoppe seconded. Motion approved by unanimous vote.
- **Treasurer's report-** Nancy Ramm reported that March income was \$3050.33, expenses totaled \$25362.91 with the largest amount, \$22,256.40, spent on road work.
- **Foreclosures and Liens:** Linda Shoppe reported that 10 "lien warning letters" were sent in December. Two of those landowners paid in full, two are making payments. The remaining six had liens filed in March and in April they were sent copies of the liens filed along with a letter stating a lien had been filed. Six other properties were sent to John Hays to begin foreclosure proceedings. He will send a demand letter first.
- **Roads report-** Don reported that all the roads were dragged after the latest storm, Pinion, Black Bear and part of Pine Tree and Sagebrush were graded. Bar ditches, culvert openings were cleaned out. Cottonwood north was graveled with 1 inch base, and Fox was graveled to the end. Road Runner will get one more load of gravel. Sunrise and a side road were prepped for gravel which will be spread during the next budget year. Once Black Bear, a section Bluebird, and part of quail are prepped and gravel, all roads in TRLA should be graveled. We are also getting to the point of using 1 inch on roads. The section of road between the mail boxes and the cattle guard was graded and the road to the ranch house was graded.

- **Architectural/maintenance report:** Steve Wills reported that a he emailed a landowner regarding a complaint about trash and that the trash had been cleaned up. No new plans were submitted.
- **Commons report-** Don Parry reported that the fence repair work will be done once the ground dries out. Lights and switches were added to the bbq room, the mower and craft rooms. A new light fixture was installed in the kitchen. Jack will be cleaning the bath house. Frank was hired to clean up the cemetery which was paid for by donation. Jack and Don scraped and cleaned the cemetery roads. Two loads of rock will need to be spread and then it will be complete. This should be done by the end of May.
- **Communications report-** Nancy Ramm said Wayne has uploaded the new web pages but not all sections are in place yet. There are no classifieds. Mary Jo suggested that area vendors might be listed on a page as a convenience for landowners. TRLA might post a disclaimer. The board decided to make a decision about this at the next general board meeting.

- **Old Business**

- Walkie-talkies base unit update- Don reported that he is considering the purchase of two units that are installed in the tractor and dump truck and two handle units. Linda Shoppe made a motion to approve the purchase of these units. Sharon seconded the motion. The motion was approved by unanimous vote. Don will look into purchasing these in Phoenix soon.
- Nominating committee- Ron said that the annual meeting mailer had been sent out thanks to Mary Jo and crew.

New Business:

1. Annual Meeting Mailer had been sent out this week.
2. Annual Meeting Report (sections from 2014 below)
 - a. Timberlake Remembers – Linda Peterson will write this section
 - b. Board of Directors' Report – by Steve Wills
 - c. Commons Report – by Don parry

- d. Communications Report – Maybe written by Clint? Ron will email him to check on if he can do this.
- e. Demographics of Timberlake Ranch and Landowners Linda Pederson and Mary Jo will write this.
- f. Equestrian/Hiking Report –Ron will email Clint
- g. Roads Report – Don will write this section
- h. Architectural and Maintenance Report – Steve Wills will write it.
- i. TRLA Budget Report – Nancy Ramm will write this section and Linda will handle the liens and foreclosure info
- j. The Board of Directors would like to thank section will be written by Linda and Steve

All sections should be written and emailed to Ron by May 10th.

Landowner Input

Don reported that Matt from the Forestry Guild may be able to clean up the brush along the lake road commons area for fire safety with a cost to TRLA of \$100 per acre so about \$1000 for 10 acres. The waste would be chipped or hauled away and not go to the burn pile. Don Parry and Steve Wills meet with Matt to go over the work needed.

Linda Shoppe made a motion to get a bid, Sharon seconded. Vote in favor was unanimous.

Don Parry mentioned that Fire restrictions are now in place.

Linda Pederson suggested that this might be a good time to form a committee to look into possible uses/rights of TRLA to use the dry lake bed. Sharon Axtell made a motion to form a committee to investigate TRLA rights, Linda Shoppe seconded the motion. Vote was unanimous in favor of forming the investigative committee.

Mary Jo Wallen reported that the McKinley sheriff will get back with her about coming out for a community meeting.

Mary Jo reminded the board that we need to get the policy binders back from Jack and Clint. Ron will check with Clint and Linda will check with Jack.

Volunteers will be helping with the annual meeting as usual. Linda Shoppe will do the food buying. The menu will be posted on the website mentioning that TRLA will provide grilled items and sodas and that the rest will be potluck.

Don Parry made a motion to adjourn, Linda Shoppe seconded. The meeting was adjourned at 11:30 a.m.

