

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
APRIL 21, 2018

Call to Order: 10:00 AM

Introduction/Announcements: Board members present: Steve Wills, Don Parry, Kevin Farmer, Charley Haverstick, Sharon Axtell.

Board Present via Phone: Linda Pederson, Steve Stevens.

Landowners: Nancy Wills, Tom Abbot, Don Ouellete.

Approval of Minutes from March 17, 2018: Charley made a motion to approve the minutes of March 17, 2018, Don Parry seconded. Approved

Treasurer's Report (Steve S.): Don told Steve that he would be getting large bills from JRL for the Kubuta and the grader, for repair/maintenance. The truck has been serviced. Don would also be turning in miscellaneous credit card bills to Steve W.

Timberlake Ranch Landowners' Association

As of March 2018

ASSETS

Current Assets

Wells Fargo - Deposit	84,867.65	
Wells Fargo - Operating	38,207.22	
Wells Fargo - Reward Fund	1,523.95	
Wells Fargo - Savings Account	111,937.47	
Accounts Receivable 14/15	259.38	
Accounts Receivable 15/16	2,006.80	
Accounts Receivable 16/17	6,784.89	
Accounts Receivable 17/18	13,084.32	
Accounts Receivable 18/19	(1,992.18)	
Allowance for Doubtful accts	(10,602.39)	
Total Current Assets		\$246,077.11

Property and Equipment

Land	37,973.00
R301324 property	19,809.20
Buildings	121,731.40
Pavilion	6,684.38
Leasehold Improvements	6,932.00
Heavy Equipment	213,673.44
Lawn / Outside Equipment	37,971.81
Office Equipment	20,751.45
Accum. Depr - Buildings	(42,938.93)
Accum. Depr - Pavilion	(2,490.82)
Accum. Depr - Leasehold Imp	(102.34)
Accum. Depr - Heavy Equipment	(211,989.87)
Accum. Depr - Lawn Equipment	(22,946.09)
Accum. Depr - Office Equipment	(15,874.03)

Total Property and Equipment		169,184.60
<u>Total Assets</u>		\$415,261.71
<u>LIABILITIES AND CAPITAL</u>		
<u>Current Liabilities</u>		
Federal Taxes Payable	-	
State Withholding Payable	-	
Federal Unemployment	3.31	
State Unemployment	1.81	
Gross Receipts Tax Payable	0.68	
Total Current Liabilities		5.80
Total Liabilities		\$5.80
<u>Capital</u>		
Fund Balance - Unrestricted	369,553.82	
Net Income	45,702.09	415,255.91
Total Capital		\$415,261.71
Total Liabilities & Capital		
Assessment fees current month	\$4,628.41	
Assessment fees YTD	\$175,165.02	
Assessment fees outstanding	20,143.21	
Treasurer's Notes		
	Expenses	
6110.01	Legal	
	\$529.93	
	Less returned fees	\$1,111.96
Outstanding Dues 2017-18	13,084.89	
Prior Yrs Outstanding	9,051.07	
Total Dues Out Standing	22,135.96	
Wells Fargo - Deposit	84,867.65	
Wells Fargo -Checking	38,207.22	
Wells Fargo - Reward Fund	1,523.95	
Wells Fargo - Contingency Fund		
	Ranch House	70,000.00
	Emergency	41,937.47

Liens and Foreclosures Report (Linda):

TRLA Owns 4 lots as of 10.21.17. 051022M Cottonwood Loop, 020404C Sunflower Dr (\$7500) and 020415C (5.24.17) Buttonwood Drive and 082504M (10.25.17)

Foreclosure Process: 1

Lots Currently Liened Not with Lawyer: 11 (1 making payments and 1 bank owned)

Release of Lien In Process: 2

Liened Lots Paid in Full: 2

Roads Report (Don): Both McKinley and Cibola county graded and cleaned bar ditches. Don graded and back dug the BIA portion. Jack will be dragging all the side roads; this is done three times during the year. The equipment is maintained, has directed Louie to purchase 36 posts that have reflectors for the culverts, which will bring the road up to standard. He has also directed Louie to clean the cattle guard and to take the tractor and stand the fence up on the Cloh Chin Toh ruins and put a T-post to brace it. Don has put up the NO BUILDING MATERIALS sign for the burn pile, pushed up the burn pile twice; will need it again. There is a tree down on Quail and Don will evaluate the situation after the meeting. For now, Elvin has moved it enough to let vehicles through.

Architectural/Maintenance Report (Steve W.): No new homes or buildings were submitted. There is one outstanding complaint, CC&R violation, but Steve is working through it.

Commons Report (Charley): He has put a couple No Hunting signs and is still working on getting rest of them put up. He has been working on the porch extension and new roofing for the Ranch House He will meet with Lisa to finish road signs that were found in the outer building. Linda P. has furnished some sealer to try on these signs. The old ones will be brought in and redone. He heard that one of the TRLA For Sale signs has blown done and needs replaced. Steve W said that he will take care of replacing the sign. Charley shared that he has heard a couple of comments that we have 200 ft sheds that are being used as cabins. Steve W said that he is aware of these and this will be a CC&R update. Charley opened the Bath House on April 1st and there were no major issues that he is aware of. Don bought grass seed for the graded area around the septic and where he graded. The seed needs to be put out prior to the next moisture. The seed is being stored in the paint shed. There is a stucco problem in the hall across from the office which will be fixed when the roof is replaced.

Communications Report (Sharon): Volunteer Activities dates are on the web site now. Have asked Wayne to update the Fire Restriction. My goal is to be a lot more organized and on top of the web site and work more with Wayne. The changes don't happen as quickly as they should, so it's something to work out.

Old Business:

1. Neighborhood Watch organization update: Nancy W. – There have not been very many issues. The meetings will be set up sometime this summer. Dog issues are the biggest issue that needs to be addressed. Dogs are running loose and harassing another owner's animals and scaring people. Nancy will get an article ready for the web site referencing owners and liability. Tom Abbot shared that he has seen sheep running around outside of the fence on Lot 50.
2. "No Hunting" sign plan update: Charley is working on them.
3. CC&R update committee discussion: Linda sent a handout summarizing the proposed amendments to the Covenants, a copy of which will be included in the Annual Meeting Packet to landowners for feedback. After Linda read the changes, it was suggested to reword the Livestock section 4, numbers on livestock. The Board has the right to set the number of animals per lot. Lots cannot be combined and fenced in as one big lot. Don suggested doing some research on other Associations that allows livestock as to the number allowed. CC&R committee considered sheds and living in them. Living in the sheds was never the purpose, they are for storing personal belongings while the landowner is gone over the winter. Now landowners are thinking they can just stay in them and come up at all times of the year. Some of the sheds have electric and some have solar. Nancy W. shared that the shed is to be used for supplies. May only be camped in when inclement weather, but they shouldn't be staying in it all of the time. Don P. shared that CID is very strict on this issue, and anything over 200 sq. ft. has to be CID approved. Section 11: Green Energy Requirements, the HOA can specify the height of the solar arrays and or wind turbines. Linda said probably 35 feet and this must be CID approved. Don P asked if the 600-sq. ft. minimum was addressed or is this a Tiny Home issue? A Tiny Home is a recreational vehicle as it is on wheels. The 600-sq. ft. must be on a fixed foundation per CID. Anything over 200 sq. ft. is a CID issue.

4. Sign replacement at the "Y" at cattle guard and the Burn pile: The Burn pile sign has been put up. When the Burn Restriction sign is taken down, then the new sign will be put up.
5. Nominating Committee for Annual Meeting: Don Ouellette has volunteered to take a position on the Board and handed out his Biography. Another nominee has withdrawn. April 25th is the deadline to get Bio's and a photo into the Board. If there are not enough volunteers, then nominations will be taken from the floor.

New Business:

1. Annual meeting mailing packet status.: Linda and Sharon will work on getting the packets printed and mailed while they are both in Tucson.
2. Annual meeting hand-out package input schedule: Sharon needs the Annual report from all directors by the 15th.
3. Ranch House Cleaning for annual meeting – We would like to hire Lisa, Sharon shared that this was a great idea. Don made a motion to hire Lisa to clean the ranch house, Charley seconded, approved.
4. Property Tax Valuation forms – Cibola County deadline to appeal is May 2. Linda shared that in 2014, Cibola changed the Ranch House to a single-family residence. It is not a single-family residence but a 100-year-old meeting place without bedrooms. We are also domestic non-profit corporation. Charley asked about a historical exemption Don shared that the problem was that no expansions could be done. Nothing can be changed.

Landowner Input

Tom asked Charley if he had figured out what the rafters are, he had and said 2x6. He discussed how things will be taken care of when the new porch and roof is done.

Motion to Adjourn: Don P made a motion to adjourn, Charley seconded, approved and meeting adjourned at 11:10 am.