

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
APRIL 22, 2017

Call to Order: Meeting was called to order at 10:00 am by President Steve Wills

Introduction/Announcements: Board members present were Steve Wills, Steve Stevens, Don Parry, Charley Haverstick, Kevin Farmer, Sharon Axtell, and Linda Shoppe present via phone.

Landowners present: Nancy Wills, Barbara Stevens, Diane Farmer, Jim Zwerg, Linda Pedersen, Mary Jo Wallen, Tom Abbott

Approval of Minutes from March 25, 2017: Don Parry made a motion to approve the March minutes, Charley Haverstick seconded. Passed

Treasurer's Report (Steve S.):

Income for March was \$3,424.57. Expenses were \$7375.84.

Acct.# 6110.01 Legal - \$3251.02

Acct.# 6190.02 Road Maintenance/Repair - \$3251.02

Culverts and install on No Man's Land –Timberlake RD - \$2258.52

Clean out Culverts - \$692.50

Paid from contingency fund for Cleary Building - \$58,643.77

Incoming Dues received for March - \$3,424.57

Dues owed for current year - \$17,417.39

Outstanding balance for prior years - \$7,964.16

Liens and Foreclosures Report (Linda): Linda shared that 4 liens were placed in April which brings the total to 20. Four (4) accounts, that are severely past due, were sent to the attorney and one of those had a response. That property owner wants to make payments. Steve asked Linda if we agreed to accept payments but they must go through the attorney and she replied, "yes". Laurie from Hays office will contact the landowner and set up the payments.

Roads Report (Don): Don said that repair was done to Black Bear Rd – cleaned bar ditches to direct water at Timberlake and Black Bear and then put in a culvert by Henderson's arroyos. He then built up the road and put down rock. He redid the bar ditch and built in culvert on the property on Black Bear that is for sale and has a storage shed. He is now in the process of working on another Black Bear culvert that needs an extension. Three culverts on Timberlake were also repaired and grading on Timberlake between the cattle guard and the "Y". Don has ordered 2 loads of rock to be put around the new building.

Architectural/Maintenance Report (Steve W.): Steve has two plans to approve, one a residence and the other an addition. Normal stuff.

After being in touch with an agent from the bank that owns the property, the complaint can be closed. There is one new one re: set back problem. That landowner has not arrived yet.

Commons Report (Charley): Charley shared that the no hunting, no trespassing signs are an ongoing activity. The shutoff valve in the women's bathroom has been repaired and the hole in the side of the ranch house, where a woodpecker has been nesting is getting repaired. The new building is up and looks great. There was some discussion about painting the overhead doors on the building, the trim around the doors is red. Herb Gray was asked for his input and he shared that if they are painted, then they must be redone. Right now, they are baked-on enamel. Herb said that he would volunteer his time to paint the doors (he does not want to be paid). There is a workbench in the new building made by Tom Abbott and Charley suggested putting a metal top on it to preserve the wood. The metal top could be replaced as needed. Linda Shoppe asked how the building looked and everyone replied that it looked very nice and the color matches the ranch house quite nicely. Later will come some landscaping around the building. Something needs to be put around the bottom of the building to keep the critters out, perhaps vertically and deeper into the ground to slow the progress of the animals. Don ordered two loads of rock from Clarence to put around the building, There are two redwood signs that say Timberlake Ranch being stored, it was suggested that perhaps those could be cleaned up and hang at least one of them on the side of the building. Charley said he would look at the signs.

Communications Report (Sharon): Sharon shared that the web master, Wayne Ramm, is out of the area for three weeks, so posting info and or updates to the web site will be as soon as he gets back. There will be a prescribed burn in Zuni later this month, but the weather will dictate if that goes.

## Old Business:

1. Neighborhood Watch organization update: Mary Jo said that she had no reports of any incidents. She has not sent out the invitation to the law enforcement agencies yet, as she would like to know what time to ask them to be at the meeting. It was suggested to invite them for lunch and ask them to try to arrive no later than 11:30 am. Please let MJ know of any vandalisms that we are aware happened.  
Jim Zwerg announce that he will be stepping down as co-chair of the program at the annual meeting.  
Jim asked the board to consider that someone on the board be a co-chair, a person who knows where people live. He said that a busy body would be a wonderful co-chair. In the time, he was involved, he received only two calls and one was about a well. He asked that we remove his name from the newsletter and all forms connected to the Watch.  
Don Parry told Jim that we appreciate the work you did and you and MJ have done a great job getting this started. It takes a while to build it up and get it working properly and to get it across to the landowners. You and MJ put together a good basis.  
MJ said that she will be in AZ November – March, so she asked that we definitely consider a member of the board.
2. “No Hunting” sign plan update: Charley shared that this in process along the cliff and he will continue to work on them week after next.
3. Cleary Pole Barn update: It is completed! They brought the material in on a Thursday, started on Tuesday and completed it on the following Tuesday and Wednesday. Big doors went up Thursday. The entire process went good. Charley thanked those (Steve W and Don P) who helped clean up the area when they were done. Steve W. shared that he has lots of pictures and perhaps Linda P. can put together a power point. Don said that the equipment will be in the building in time for the annual meeting. The building is paid for and we still have overall \$200,000.
4. Nominating Committee for Annual Meeting update: Sharon announced that there is one candidate for the open board position, vacated by Linda Shoppe. Linda Pedersen has put her hat in the ring. Thank you, Linda.

## New Business:

1. CC&R update committee discussion: Eileen Domer suggested to open the CC&R's. Landowners who worked on them before have said that they would like to work on them again. Don said that there are legal questions that need answers on or before the CC&R's are worked on. Whatever is done must be CID approved. Solar, can't be kept out, but can limit size to some constraint. Green policy in NM voided all home owners (HOA) rules. The committee can come up with a list of questions, the board could add and input the list and Steve W. be the interface between the committee and John Hays.  
There is a landowner that needs to stop putting the pad in until this is taken care of. He should go through CID inspection and cannot legally hook up unless it is by a licensed electrician.  
Linda Shoppe said that if we do redo the CC&R's, we need to address some items in the liens. The wording in either the CC&R's or By-laws or another legal matter.  
Sharon made a motion to gather a committee to look over the CC&R's and possibly redo some of them, Don seconded, motion passed.  
Nancy Wills would like to head the committee, with Linda Pedersen, as a temporary head, until the annual meeting, then after the election, she will be the Board representative on the committee. Linda Shoppe made a motion to make Nancy W head of the CC&R Revision Committee, Don seconded, motion passed. Sharon made a motion to make Linda Pedersen co-chair, Steve S seconded, motion passed.
2. Annual meeting packet mailing plan: We are going to include letters from Mr. Crooks re: BIA Road. Don said that this was the first he had heard of Dr. Crooks letter and that he should know what Mr. Sanchez has said and what is going on. Linda Pedersen shared that Dr. Crooks called her re: info on the BIA – he wanted to see what he could do to help the Board. In his conversation with her, he wanted to see if the Board would be receptive to go to the top? She told him that Don had talked to Mr. Sanchez, and that the last info he had gotten that it was private land the land owner was being obstinate, it was private land. Don has talked to them repeatedly. Pino owns the land and there is nothing we can do about it.  
Dr. Crooks asked if we could just send a mailing and the returned letters would be compiled together and sign the petition and then mail all of the names/letters to the appropriate people representing us and that this is a dangerous situation and someone may end up getting hurt. Dr. Crooks just wanted to help the Board.  
Don said that he would like to fill Dr. Crooks in as some of the information he received was false. Steve apologized for his oversight in not getting this information before now to Don. Linda asked to have the letter read

to her, Steve W. obliged. It was agreed that the address line of the letter will be removed and the addition that Steve W. made, will go out in the annual packet mailing. Don suggested that we also have this information at the registration table.

Packets will be put together and ready for mailing on Sunday, 4/23/17, at 10 AM by volunteers.

3. Foreclosed property sales packet plan: This process will be put off to the end of May first of June and it will still close by September – October. Bids will be open in the summer. Cottonwood is the only property for sale to the public.
4. Women Retreat Request to use Ranch House: We have had a request to use the Ranch House by a landowner. This would be a multiple day event. In the original request the landowner wanted to rent or use the ranch house. She would come in and set up tents – Woman's Courage is her business, which builds women's confidence. She would bring in speakers, have food brought in, come in, set up, have the event, and cleanup. This is not political. This is a paid event. They would need use of the bath house. Nancy W said that if we have them pay, there would be a liability issue. Nancy also shared that this might be held on her property. This event is limited to 20 people and is a paid event. Charley made a motion to deny the request for liability reasons, Sharon seconded, motion passed. She can have the event on her property but not at the ranch house.

### **Landowner Input**

Mary Jo requested a meeting with Steve S. as she has some questions re: line items on budget. Charley shared that Mary Jo gave him a request to use the ranch house for a Memorial for Dick. Volunteers will help her on June 10<sup>th</sup>. There will be a BBQ. Mary Jo requested on behalf of Eileen a copy of the minutes, Sharon shared that they will be posted on the web site as soon as the web master is back. Nancy Ramm printed out the mailing labels using the Master Data List that Steve W gave her access to.

Diane Farmer asked Charley if he could change the sign on Elk that says Elk Road to Elk Drive? Charley said that he would consider this issue and a discussion followed as to the best way to fix the problem.

Barbara Stevens thanked the Board for their hard work and for putting up with the negative input.

Kevin asked if it was alright with Charley to remove a big pine tree branch that hits his rig when he turns onto Elk. Charley said that was fine.

Don made a motion that we adjourn the general meeting, Steve S seconded, motion passed.