

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
JUNE 24, 2017

Call to Order: President Steve Wills called the meeting to order at 9:58 AM

Introduction/Announcements: Steve Wills, Don Parry, Steve Stevens, Linda Pedersen, Sharon Axtell, Kevin Farmer. Charley Haverstick absent.

Landowners present: Nancy Wills, Barbara Stevens

Approval of Minutes from April 22, 2017: Don Parry made a motion to approve the April minutes, seconded by Kevin Farmer, approved.

Treasurer's Report (Steve S.) Steve reported that:

Deposit Fun	\$69,038.25
Operating (Checking)	\$17,618.64
Reward Fun	\$ 1,523.57

Savings – Contingency Funds

Ranch House Restoration	\$60,000.00
Emergency Reserve	\$41,878.56

Income for May:	\$ 1,635.45
Expenses for May:	\$13,384.63

Significant Expenses for May, 2017:

Acc# 6050 – Annual Meeting	\$1,123.90	
Acct# 6110.01 – Legal	\$3,006.80	
Acct# 6190.01 – Gravel	\$4,113.71	(Road maintenance and Repair—Black Bear)
Acct# 6190.02 – Road Maint/ Repair	\$1,552.60	(Louis – Black Bear)

Collections: May 2017

Incoming Association Dues Received by May -	\$ 1,494.58
Outstanding balance current -	\$16,402.17
Outstanding balance for prior years	<u>\$ 7,169.48</u>
	\$25,066.23

Liens and Foreclosures Report (Linda): Linda shared that we just picked up one for foreclosure, 4 properties for final bid. Linda asked how the amount for minimum bid was decided and Steve W said that there is a procedure in Google Docs that Nancy Ramm figured out. Linda asked if we add in the Association dues and property taxes and do we notify the attorney of the tax bill? Also, there is the recording of the Master Deed and court fees. We need to be aware of any taxes due before it gets sold at a tax sale. Linda asked if we shouldn't do this before Hays put final total at auction? Steve W said that yes, we could do this. Linda said that if the bid does not include the special master's deed, then instead of doing double work, why not have the attorney put that in the bid amount. It was brought up that if taxes aren't paid as soon as found out then the property could be sold and we would never know. Linda will look at current taxes on the county website. On foreclosure sale, are any back taxes included in the letters that go out to the landowners?

Roads Report (Don): Don shared that very little has been done besides dragging the roads. There will be heavy grading between the cattle guard and the Y. A few days after the 4th and holiday traffic has slowed down, and the new budget is in effect, Don will check Clarence's schedule to haul gravel. Don shared that Mr. Ansler at Juniper and Quervo asked if we would do a special grading and graveling towards fall. Don said that this does not belong to the Ranch, so he will not be grading or graveling.

Architectural/Maintenance Report (Steve W.): Linda and Steve W approved plans for a Cavco modular, approved plans for a shed, and approved plans for Mike Dedmore. Two houses and one shed.

The debris CC&R violation has been cleaned up. The company was contacted twice and they finally cleaned it up. Steve has one for the Executive session on infringement on set back.

Commons Report (Charley/Steve/Don): Steve W shared for Charley that Lisa and her nephew are cleaning the ranch house and have 2 big walls to do and would also like to get the fence done. Charley left a list of materials need to work on the equipment building and the fence needs replaced in some locations. Charley bought the material for the skirting around the equipment building except for one piece, and Don had the skirting material installed. Louis Munoz told Don that he was going to Belen and would look for the type of material being used for the skirting. Don said that excess rock will be put under the roll up doors for buildup. Jack and Don will make a list of material for the sub panel for the light project inside of the equipment building. A property owner on Culebra has a lot of dirt that he is donating to the ranch. Louis will move it to the ranch house to be used to build up the berm around the septic tank. The NO BURN signs were hung on Friday AM. When the No Burn is lifted, signs will be taken down.

Communications Report (Sharon) Wayne has updated forms, minutes, and entered the new calendar dates for the 2017-2018 Board meetings and the 2017-2018 Budget. On Friday, June 9th, Wayne sent out an email stating that there were 10,000 hits on the Website home page. A reminder that all articles must be sent to Sharon Axtell before posting on the website.

Wayne and I are working together to ensure that all the Board minutes and financial reports are posted in a timely manner. If a landowner has any questions about anything on the website, please contact Sharon.

Sharon received an email from Nancy Ramm on June 14th, asking for reports for the July Newsletter be sent to Sharon by June 30th. She asked Steve S. to send the treasurer's report as soon as he has it. She is hoping to have pictures from the Labor Day Picnic and photos from Danny Montoya of the Annual Meeting. Also, any action items or follow up that needs reporting in the Newsletter. She will ask for information from the Volunteers and Stitchers.

Old Business:

1. Neighborhood Watch organization update – Nancy Wills hasn't received any updates now. She will meet with Mary Jo in July.
2. "No Hunting" sign plan update- Steve W said that the sign plan update has been stalled for a while and when the rains come, they will get back to getting them put up. Linda Pedersen shared that she has two gallons of oil based stain for the wooden signs on the Ranch. She was wondering if there was a sign where the product could be tested. There is one behind the Ranch house. If it works then we could buy more and have it put on the road signs.

3. CC&R update committee discussion: Nancy Wills shared that the first meeting of the committee will be a get together to meet each other. Members are: Linda Pedersen, Kevin Farmer, Nancy Wills, Josh States, Dwayne Barbonas, Nancy Ramm, and Eileen Domer. They will be discussing what the committee will be doing and look over the input from landowners and then review the CC&R's. This is a legal document and no major changes will be made to the statements. Changes to this document cannot be made without legal involvement. 80% of the landowners had to approve the original and when amended, 51% must approve. Changes must go through the Board, legal opinion, and out to landowner. This process is for every amendment. With alternative solar and wind turbine, state and government require certain things that must be adhered to.
Don asked about an ethics for Board members. He was on Sterling and Curtis website, and found a document that stated that you can't become a member to make personal changes. The document requires a signature. Don will print this out for the Board to look over. Don felt that this would set a precedence for new board members.
Linda said that this was a separate entity.

New Business:

1. Keys, many and they actually work.: Steve W wanted to share that the keys are finally in and they work. For forms, please go to the website.
2. Landowner / Board letter to New Mexico Congress on BIA section of road: Steve W said that we received over a hundred letters back from Landowners, should we draft a letter to the NM Congress? Don made a motion that we draft a letter re: the BIA section of road, Linda seconded, approved. Linda and Steve will work on the draft.

Landowner Input: No Input now.

Don made a motion to adjourn the meeting, Sharon seconded, approved. Meeting was adjourned at 10:30 am.