

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
JUNE 30, 2018

Call to Order: Meeting was called to order at 10:00 AM

Introduction/Announcements: Board members: Steve Wills, Steve Stevens, Sharon Axtell, Charley Haverstick, Don Ouellette, Shirl Henderson, Linda Pederson

Landowners : Danny Montoya, Tom Abbott, Nancy Wills, Mary Jo Wallen, Barb Stevens.

Guest Members: Lisa McCoy & Chris (CJ) Navage

Approval of Minutes from April 21, 2018 (Approved prior to May meeting)

Treasurer's Report (Steve S.)

Wells Fargo – Deposit	70,780.76
Wells Fargo – Operating	47,224.37
Wells Fargo – Reward Fund	1,524.03
Wells Fargo – Contingency Fund	
Ranch House	70,000.00
Emergency	41,948.69
Assessment fees outstanding	14,357.43
Assessment fees prior years	6,793.88
Assessment fees outstanding 17/18	9,882.29
Accounts Receivable 18/19	(2,322.92)
6050 Annual Meeting April	679.63
June	637.44
	1,317.07

Liens and Foreclosures Report 6.30.18 – 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)

Lots Currently with Lawyer: 1 in Foreclosure Process
1 Payment Plan

Lots Currently Liened Not with Lawyer: 7

Release of Lien In Process: 5

Liened Lots Paid in Full: 6

Linda is still trying to find some release of liens. She received 3 in the mail but is still missing 2. Cibola County is missing.

Roads Report (Don): Don surveyed the roads with Don Parry and those that will need gravel or spot gravel are:

Cottonwood on south, spot gravel on Elk, Aspen to the north Lobo to Culebra to Timberlake, and the north side of road to the lake. This is a lower priority item. Neither county will take on "No Man's Land" so we own it and Don will give it attention as needed. He shared that most of the culverts are pretty good but some of them are probably pretty packed up so that water may not wash through. Conejo has a problem area that has washed out quite a few times, as does Black Bear. Shirl asked where McKinley County was on finishing Timberlake from Pinetree all the way to Box S, as this was supposed to be done a couple of years ago. Don Parry will provide Don O. names of contacts for both counties. Steve Wills will give Don O. equipment keys and finish up administrative work with him.

Architectural/Maintenance Report (Steve W.):” Steve reported that he has approved a shed and closed a violation this month.

Commons Report (Charley): Charley shared that Lisa has been redoing the road signs and working at getting them back up. Some of them cannot be fixed and need to be routed. Linda shared that TRLA bought a jig for the signs and it was borrowed and brought back, so this needs to be found. Tom Abbott shared that the sign on Bluebird and Timberlake had rotted of and leaned it against a tree. Lisa told Charley that there are several 4x4’s that will need to be replaced and Linda suggested tarring them first. Charley shared that Commons Budget was in the red for \$4000. Steve said that the floor outside of the men’s shower needs repaired. Nancy Wills said that it has been mentioned that the gophers might be digging under the floor and Danny agreed that they were digging under the bath house.

Communications Report (Shirl): Linda’s Stitches and Volunteers info was given to Wayne via flash drives but they are not up yet. Shirl shared that Wayne suggested a drop down on the main menu for Roads Info, Financials and Meeting Minutes and he would like formatting and wording in a certain way. Nancy R would like the Newsletter reports today, please send those to Shirl. Wayne did put Mary Jo’s Neighborhood Watch meeting info on the home page The extra link for Board meeting minutes has been corrected by Wayne, now they are only on the home page.

Old Business:

1. Neighborhood Watch organization update. – Mary Jo and Nancy W. Meeting will be July 18, 2018, 6:00 PM, at the Ranch House. There are flyers on the Bulletin Boards and also on the Home Page of the website. MJ shared that she has invited law enforcement but has not heard back yet. She shared that there have not been any vandalisms and that the main problem is abandoned vehicles and speeding.
2. “No Hunting” sign plan update. - Charley shared that half of the signs have been put up and the other half are still in his garage. He has been waiting for rain to soften the ground.
3. CC&R update committee discussion. - Nancy W and Linda P. Nancy shared that they have received the feedback and will try to have a meeting on July 13th. There were a couple of people who withdrew from the committee and a new member was added. Nancy Dobbs will be able to help with real estate information

New Business:

1. Legal Feedback to Silent Bid Procedure. Linda had sent a series of questions to the attorney about the bidding process. NM is a non-disclosure state.
Who and How many can observe the process:
There is not a problem in showing the bids but personal info may not be shown. There will need to be a person to witness the process, preferably a former board member, who would sign a form at the end of the process stating that they were witness to the entire process and also would include a confidentiality statement. This would be for the opening process and afterwards bidders will be allowed to see what the bids were, again, no personal info on the buyer can be shown. The attorney suggested that the bidding requirements would have to be changed. The form will have personal info on the top and the bid amounts on the bottom portion, so that the top portion can be folded over to hide the bidders’ info.
Shirl asked how the min bid is decided and Linda shared that that is the amount owed to TRLA. Don asked what happens to the excess funds, and Linda said that we get taxed on it as we are a Domestic Non-Profit. Linda shared that Mary Ray takes out the legal fees and taxes and then we pay tax on what is left over. Danny asked about the audit and Steve S shared that it will be done next year, instead, as it didn’t happen this year.
2. Ranch House porch remodel. Charley shared that he has been working on the remodel. Overview: there is a sight plan, footing and foundation, floor plan, and roofing plan. All of this available. He sent Linda this info for the newsletter article.
3. July Newsletter input.: Nancy requested that all articles be in today. Please send these to Shirl as soon as possible.

Landowner Input

Tom Abbott asked the Board for clarification on sheds on property. Can they be used as a tent? Can landowners camp in in for 5 months? Can landowners use it as a mini-home? Tom shared that he is telling potential buys that it is a storage shed. Nancy said that the CC&R committee is working on more clarification, safety vs storage. Due to this year’s mountain lion issues, perhaps sheds can be used for safety reasons. There are no easy and quick answers to the

questions today and Nancy asked Tom to put the questions in writing and get to her before the CC&R meeting on July 13th.

Tom also asked for a discussion on realtor signs. He has taken "pointer signs" down and he suggested that the Board send a letter to all realtors so that everything is uniform. Linda said that there are excessive signs and asked if there is a chance that there are multiple signs for one piece of property.

Linda shared that the bulletin board by the mailboxes is just for the community, realtors should use the one by the bath house.

Linda asked Steve S if he always get the changeover from landowners when the property is sold? Steve shared that he gets the HOA disclosure form. The realtor should explain the CC&R's to a new buyer and if there is no realtor involved, then this should be done by the seller.

Mary Jo Wallen questioned Steve S about his numbers and he shared that he is following what was written. She asked if the porch and roof will be done either next year or the year after. Steve S said that there would be no increase in dues for this project. She drove by lot CCT74 and said that it needs cleaned up and the fence is down. MJ and Pam Antosh were talking bars or taller seats are needed in the restrooms and per Linda, the one in the ranch house is taller and suggested maybe bars would help.

Barbara Stevens has volunteered to send out Welcome Letters and Sharon will share what she has worked on.

There is a shed or a guest house across from Amsden's house and MJ questioned if it was approved. The shed has been there over 3 years.

There are two properties for sale and these are open to the public as well as landowners.

Steve S moved to adjourn the meeting, Charley seconded, approved.