

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES

TCC RANCH HOUSE – 10:00 AM

JULY 15, 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, and Linda Pedersen.

Landowners present: Nancy Wills, Barbara Stevens, Tom Abbot

Approval of minutes from June 2017 meeting: Don Parry moved to approve the June minutes, Steve Stevens seconded. Passed.

Treasurer's Report (Steve Stevens): June 30, 2017

Bank Statement as of June:

Deposit Fund : \$59,023.93

Operating (Checking): \$18,012.61

Reward Fund: \$1,523.61

Savings - Contingency Funds Ranch House Restoration- \$60,000.00

Emergency Reserve - \$41,887.59

Income for May: **\$373.00**

Expenses for May: **\$9,771.71**

Significant Expenses for June, 2017

Acct# 61801-- Ranch House: - \$3,747.09

Acct# 6190.01- Gravel -\$1,582.42

COLLECTIONS: June, 2017

Incoming Association Dues received for June- **\$265.00**

Outstanding balance current year – **\$17,423.80**

Outstanding balance for prior years – **\$6725.13**

Total Outstanding Balance- \$24,148.93

TREASURER'S NARRATIVE REPORT FISCAL YEAR END 2016-2017

June 30, 2017

INFLOWS

Total Budget: \$174,580.00

Total Inflows: \$174,791.07

Income over budget: \$211.07

OUT FLOWS

Total Budget: \$177,077.00

Total Outflows: \$164,089.38

Outflow under budget: (\$12,987.62)

Respectfully submitted: Steve Stevens, Treasurer

Steve proposed that \$10,000 of the 2016/17 underbudget amount be moved to the Ranch House improvement account. Don Parry so moved, Linda Pedersen seconded. Passed.

Liens and Foreclosures Report (Linda):

- 1) Reported that billing from legal offices for advertising for the sale on lot #0204 15C has arrived, so the foreclosure on that property is getting close.
- 2) Timberlake South 7 property is 'in the wings'
- 3) There is an ongoing situation of a landowner working with the attorney to make payments on arrears.
- 4) Linda is working on getting an emergency lien for lot CCT45 before it goes to auction. She was informed that this land would be auctioned on 07/27/2017 for back taxes in the amount of \$624.71.

Roads Reports (Don):

- 1) Grading roads has started, currently working on Timberlake between the cattle guard and the Y.
- 2) Bobcat to Culebra will be graveled to accommodate full time residents.
- 3) N. Aspen Loop will be graded and rocked.
- 4) Lakeshore from cattle guard to the gate will be rocked.
- 5) Don and Jack had the grader and tractor out working on the "BIA", a culvert was opened, but was too muddy to finish the bar ditch.
- 6) Jack drug Timberlake all the way in to the mailboxes. All side roads will be drug.

- 7) At the request of a landowner Don looked at needed improvements at Juniper and Cuevoero. But determined that landowner's request was his responsibility, and not that of the Association.
- 8) Landowners spoke with Don regarding the placement of the red gravel on all Ranch roads, but he explained to them it was impossible due to lack of proper equipment and was cost prohibitive.

Architectural/Maintenance Report (Steve W.):

- 1) A Cavco Modular home was approved for placement on a Cottonwood lot.
- 2) A set-back violation is still open.

Commons Report (Don P., Steve W.):

- 1) Wood has been ordered for the repairs to the fence around the Ranch House.
- 2) Ranch House painting is almost complete. Sections of the fascia still need attention, and the fence will be painted as soon as the repairs are made. The ZIA symbol on the east end of the ranch house was painted to "Native American standards"
- 3) The burn pile has been pushed up.
- 4) Work on the dirt piles brought in to shore up the burms around the leach lines will start this week. The dirt was donated by a landowner.
- 5) Skirting around the equipment building has been finished, and gravel was placed under the doors.

Communications Report (Steve W.):

- 1) Sharon is working with Wayne Ramm to get and keep the web page up to date.
- 2) Don added that it's important for all the board members to look at the page to make sure that all meeting minutes are correct and report any errors.

OLD BUSINESS:

- 1) Nancy Wills reported that a Neighborhood watch meeting will be scheduled sometime in August.
- 2) Nancy Wills and Linda Pedersen reported on the CC&R committee meeting that was held June 30, 2017. The meeting consisted of general discussions on needed changes and clarifications to the current CCRs. Research on solar and wind power will be done and reported at their next scheduled meeting on July 28, 2017.
- 3) Don Parry asked to have a clarification in the current wording regarding modular homes.
- 4) Don also had the most recent applications for new wells, the permitting process for the State of NM has changed stating that all wells must be tagged by the driller, and will have to be metered. The new forms will be posted on the TRLA website.
- 5) The signed forms requesting attention regarding the BIA road have been collected, and a letter will be drafted and approved by the Board and be sent in as soon as possible.

NEW BUSINESS:

- 1) Linda Pedersen reported that the Foreclosed property sales packets are ready to be mailed to the all landowners in good standing. Bids will be accepted until the end of August. Pictures of each lot has been posted on the TRLA web page.
- 2) Landowners have voiced concerns that Continental Divide's policy of leaving debris piles after clearing electric lines is a fire danger. Steve Wills will speak with Andy Wilson of the

volunteer fire department about getting a third party like Navajo fire fighters in to clean up these slash piles, and also speak with Forest Service about requiring Continental Divide to clean up after themselves to prevent the fire danger.

- 3) Don Parry proposed that a Code of Ethics pledge for Board Members to read and sign be added to the bylaws, to protect any Board going forward and to eliminate anyone from applying to serve on the board who has a self-serving agenda.

LANDOWER INPUT:

None.

Don made a motion that the meeting be adjourned, Steve S seconded. The meeting adjourned at 11:22 AM.