

TRLA Board General Meeting Minutes

August 15, 2015

Attendees

Board members: present – Steve Wills, Nancy Ramm, Sharon Axtell, Linda Shoppe, Don Parry.

Absent – Ron Schali

Landowners present: Nancy Wills, Linda Pederson, Mary Jo Wallen

Scribe: Sharon Axtell for Ron Schali

Meeting called to order by Steve Wills at 10:00 a.m.

Committee Reports

- **Secretary's** – Nancy Ramm made a motion to approve the July 2015 minutes, Linda Shoppe seconded. Motion approved by unanimous vote.
- **Treasurer's Report** - Nancy Ramm reported that there wasn't any financials as of yet from the bookkeeper via email for approval. This is the first month of the new physical year.
- **Roads** – Don Parry reported that he was having Louis do some work on a culvert on Hilltop. He and Louis will put a band on the black plastic culvert by Quick Draw and put in a larger culvert where the road floods. Also a new culver on upper Sagebrush where it is washing out. Rock will be delivered and put on Woodland Loop, all the way to Copperweed, and most of Bluebird east over the hill. He is also working on Black Bear, Quail Run and Pinion. Don will also have the ranch road rocked from the access road at the gate to the lake out to the "Y" on Woodland. \$7000 has already been spent on rock.
There was a Landowner complaint about Green Meadow flooding her driveway but after further investigation, it was discovered that it was her driveway and CC&R's does not allow TRLA to work on private property.
Linda Pederson suggested that the Board send letters to the property owners on Woodland to help with the cost of the gravel. Nancy Ramm is going to compile a list of the property owners that have paid for guest memberships and those that have not. Don and Sharon will compose a letter for the Landowners on Woodland.
- **Architectural/Maintenance Report** – Steve Wills reported that there were no new applications in the past month. He did share that Tom Abbott is going to change the color of the house, from a custom shade to a standard shade.
- **Commons Report** – Don reported that he has purchased the fence material to repair the fence by the ranch house. The cost was \$1176. He is also having Frankie

painting fences at both ends and will have him touch up the window trim. Don will purchase more paint as needed.

- **Communications Report** – There has been a “Lost and Found” section added to the website.

Old Business:

- Forest Guild Update: All of the applications were used by Landowners so there will be no work on the Commons.
- No new information for the TRLA Lake Subcommittee.
- There has been zero input on the foreclosed properties. There are signs up on the bulletin boards, posted on TRLA Face Book page, on the web site. It was agreed to put the listings on Zillow and also put flyers up at the Stagecoach Café, Lewis’ Trading Post, and the Ancient Way Café.
- Forest Service trail proposal update: Mary Jo Wallen, Steve and Nancy Wills attended the forest preservation meeting. They reported that the cliffs are designated as a Wilderness Area but no trails have been set up, and there will be no motor vehicles on the trails. Steve did send out a letter stating that we opposed C but the Forest Service is not pursuing this one.
- New Refrigerator/Freezer update: Linda Pederson shared that they have been shipped and that the carrier is supposed to call Linda for directions. This will probably be a 24 hour notice. Linda gave Nancy Ramm the invoice for \$2677.97 and the Volunteers paid \$1339.00 to send to Mary and Nancy will notify the insurance company of the new capitol items.
- Board member bio update: The open Board position was advertized on bulletin boards, in the newsletter and on the web site. Kevin Farmer sent his bio to Steve Wills for consideration for the open position. Kevin and his wife Dianne are new Landowners. They are insurance adjusters but hope to build a home here. A discussion as to what the responsibilities are for a new board member and a synopsis was handed out with info from the Policy and Procedures handbook. Also it was noted that internet access is necessary and also the time and effort required. The Board is stewards of the landowners and should come on the Board with no personal agendas. It was agreed that Sharon will send the synopsis to all board members for comments before being sent to Kevin and then a vote can be held.

New Business:

- Neighborhood Watch Organization update: McKinley County Sheriff will help organize and the Board will support but not run the Organization. There should be a subcommittee with a representative from the Board. *See Something Say Something!* Jim Zwerg may be willing to help get the Watch started, Steve will ask him. There are **Timberlake Ranch Property Owner** window stickers available and we should start to use them again.
- Contractors’ use of TRLA equipment: This is an insurance question. It is time to renew policies and Terry Harris from the insurance company wants to know what vehicles non-Board members or non-Ranch hands are driving. Anyone that is not a Board Member or a Ranch Hand must have their own insurance and workmen comp.

Nancy will get more information from the insurance company and Mary (bookkeeper) to make sure we are doing things properly. *One Step at a Time.*

Landowner Input:

- A Landowner stated that the culvert past the S curve past Monte Vista, needs repaired. This was reported to Cibola County. It is a good idea to get photos of any problems to send to the proper county with a note of concern. Nancy will get photos and Steve will send a note to the County and mention the big trucks have caused damaged.
- Nancy Ramm shared a thank you for the newsletter and the improvement of the Ranch from Alice Barrows.
- A Landowner asked how much longer the trucks will be running and when will McKinley County start putting down the gravel on Timberlake?
- Don Parry made a motion to adjourn, Linda Shoppe seconded the motion.
- The meeting was adjourned at 11:40 a.m.