

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
AUGUST 19, 2017

Call to Order: Steve Wills called the meeting to order at 10:00 AM

Introduction/Announcements: Board members present: Steve Wills, Don Parry, Linda Pedersen, Steve Stevens, Charley Haverstick, and Sharon Axtell. Kevin Farmer – Absent.

Landowners present: Barbara Stevens, Nancy Wills, Judy Haverstick, Jim and Carrie Zwerg, and Mary Jo Wallen

Approval of Minutes from July 15, 2017: Don Parry made a motion to accept the July minutes, Charley Haverstick seconded, approved.

Treasurer's Report (Steve S.):

Bank Statement as of June:

Deposit Fund	\$154,483.00
Operating (Checking)	\$ 17,249.00
Reward Fund	\$ 1,524.00
Savings – Contingency Funds	
Ranch House Restoration -	\$ 60,000.00
Emergency Reserve	\$ 41,893.00
Income for July	\$ 78,269.00
Expenses for July	\$ 20,064.00

**Significant Expenses for July 2017**

Acct#6030 – Bad Debts	\$ 8,591.00
Acct#6160 – Postage	\$ 1,312.00
Acct#6180.01 – Ranch House/C Ctr	\$ 1,750.00
Acct#6180.06 – Equip Building	\$ 1,131.00
Acct#6181 – Common Land Maint	\$ 2,406.00

**Collections: July 2017**

Incoming Association Dues Rec'd for July	\$ 79,955.00
Outstanding balance current year	\$ 62,097.00
Outstanding balance for prior years	\$ 18,263.00
Total Outstanding Balance	\$ 80,360.00

Linda questioned the outstanding balance for Dues and Steve shared the explanation found in Accounts Receivable in the Financials which is posted on the web site.

Liens and Foreclosures Report (Linda):

We have 5 properties with the lawyers for foreclosures, 8 properties have liens placed on them and she sent letters to 11 landowners to tell them we are going to place liens. One responded that she was sending money to Mary Ray, and Linda met one on Quail and Linda received two checks from her which caught her up. Linda said that we are behind on the lien process, but she is working on that. Linda shared that there are two landowners who are in arrears with property taxes and association dues. Linda stated that it has gotten easier to get into the McKinley and Cibola county websites to look for taxes owed. Linda checked with Sandia Peak Realtor if any of the properties were up for sale, and there was one. Linda let the realtors know that there is taxes and back dues are owed.

Roads Report (Don): Don shared that he rocked between the cattle guard to the Y, approximately 30 truckloads of gravel there, put 4 loads on Aspen to the North, and is getting ready to prep Shore Cliff and Bobcat to the West. A landowner sent an email to Don asking if he was possibly going to rock between Yucca and Box S before winter? Don copied this question to Jeff Irving from McKinley County, Don explained the road portions to the landowner but there was no response.

Architectural/Maintenance Report (Steve W.): Committee approved set of plans for residence and affirmed setoff plans for garage. There is one new violation on debris and am is in the process of working that and landowner is in the process of cleaning that up. Linda questioned the square feet of sheds and when CID steps in. 200 sq. ft. or less do not go to CID

but anything over must be CID involved. The issue on Monte Vista needs CID approval. Free standing shed over 200 sq. ft.

Commons Report (Charley/Steve/Don) Charley shared that the following items either have been done or are still being worked on:

- painting of Ranch House and out buildings is continuing, the end is near for completion.
- Recently stucco patch material was bought and has been installed at the back building and will be painted soon
- 2 new solid core doors have been purchased and will be painted and installed soon at the back building
- Recently wood boards (for fascia and soffit at back building) has been purchased and will be painted and installed soon.
- 6 – “No Trespassing/Hunting” signs installed along cliff with help from Kevin Farmer and 4 – signs installed with help from Steve Wills. There are more to put up behind Cottonwood and Aspen Loop.
- Steve Wills and Charley installed replacement fence boards and they will be painted soon
- Stainless steel panels installed on work bench in equipment storage building.
- Legs installed under sink in women’s bath house, as sink was pulling away from wall.
- Handrail installed at rear steps between kitchen and rock room. (Nancy Wills thanked Charley)
- Street signs re-installed at Elk/Culebra and at Sagebrush/Elk.

Linda Pedersen asked if she could get a picture of the sign at the burn pile and on the Y. She would like to know what the wording on the signs is so that new ones can be made, given to Charley to be put up. Don shared that the one at the Burn Pile has “No Construction Material” and the one at the Y has “No Public Lake Access” and on the bottom of the sign is Fish and Game, looks more official that way. Linda would like to get a bid to replace these two signs. Approved. Steve Wills asked Charley to check the “Charcoal Coffin” or BBQ for animals and get a trap and remove it. Seems as if it is a big critter.

Don asked who was going to mow around the Ranch House before the Labor Day BBQ, it was decided to wait and see. Bill Kangas emailed Steve to say that he would not be able to mow before the BBQ. Don mowed this year.

The outside bathroom light is working now and Linda said that it is burns all the time, Linda wanted to know if it could be the sensor. Charley said that it was time to get a new light fixture, the dark sky type of light. Also, the timer in the men’s bathroom doesn’t shut off – this was passed onto a Board member by Landowner, Dennis Wilson.

Communications Report (Sharon): Sharon said that there isn’t much to share. Things seem to be going smoothly. She has asked Wayne to remove those items that are passed. She is waiting for Mary Jo to send an update information sheet to be put on the website.

### **Old Business:**

1. Neighborhood Watch organization update: Mary Jo reported that the meeting was good and there were 40+ people attending. McKinley County did not respond to the invitation to attend and Lt Hall from Cibola was in attendance. Mary Jo, Linda, and Nancy are working on getting more coordinators. Mary Jo asked if the Board would consider getting him a gift certificate after he retires? She asked the Board to talk about this request. Nancy Wills said that there was a good response from landowners and Jim Zwerg said that it was great that there was only one incident. ATV’s on private property is an ongoing concern. Nancy suggested putting more information out re: ATV on Private Property.
2. “No Hunting” sign plan update: The “No Hunting” sign plan update was summarized by Charley. Good progress is being made. There are “No Hunting” signs by the building and two on the road that need to be painted. There are old signs that need to be re-stained. The letters have been routed and should be laid down to be re-painted. There are two gallons of the stain to be tried in the work room. Lisa could try them. Carrie Zwerg volunteered Jim to help with this project – both street signs and “No Hunting” signs, a good place to test the new stain. Charley will look into the “No Hunting” and the street signs.
3. CC&R update committee discussion: Linda shared that they’re working on it. Nancy said that they are waiting on feedback and she has not received anything yet. Linda still has to forward to someone who had some thoughts. Linda said that we need measurement on high the windmills are on the Ranch.
4. Landowner / Board letter to New Mexico Congress on BIA section of road status: Linda and Steve worked it and mailed it out and have not responded. The letters were mailed out in July. Give them another month and if no response, then we will send them a letter. It will be on agenda for next meeting.
5. Foreclosed property silent bid package update: These went out and one has been received so far. The landowners have until August 31<sup>st</sup>.

6. Code of Ethics for HOA Board members discussion. : This will go along with the CC&R documentation. Linda has it and will get it out. She will find the one that they looked at 8 years ago. Steve said that this could be used as a template.

**New Business:**

1. New keys and locks request. Steve would like to order 200 more keys and 6 more locks. They don't make the original lock anymore. He has used up about half of the 300 and the length of time to get the things in, Don made a motion that Steve get the new locks and keys. Steve Stevens seconded. Approved.

**Landowner Input:** Mary Jo asked Steve why he isn't putting explanations anymore? He's just trying to keep it down to one page. Don said that he didn't have to do a narrative. Has she missed a year-end report? It's on the website. Nancy suggested that there are many other dark sky lights out there, so maybe look them over before buying. There are 4 lights and sensors have been replaced. These lights need replaced. Home Depot has the dark sky and led lights. Most outdoor lights have to be dark sky lights. Charley understood that there was a concern about a home brought in on Cottonwood. Total misinterpretation and lack of reading whole paragraph. Jim Zwerg asked where he could buy a culvert and a band. Either in Albuquerque or Farmington. American Fence in Show Low has culverts.

Linda made a motion that meeting be adjourned, Steve S seconded. Approved.