

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
SEPTEMBER 16, 2017

Call to Order: 10:20 am

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

Approval of Minutes from August 19, 2017: Don Linda Approved

Treasurer's Report (Steve S.):

Bank Statement as of August

Deposit Fund	\$107,490.95
Operating (Checking)	\$34,763.56
Reward Fund	\$1,523.68
Savings - Contingency Funds	
Ranch House Restoration-	\$60,000.00
Emergency Reserve -	\$41,898.46

Income for August: **\$37,714.39**
Expenses for August: **\$29,909.71**

Significant Expenses for August 2017

Acct#6090 – Ins. Workers Comp	\$1,992.00
Acct#6100 – Ins. Liability	\$10,346.00
Acct# 6180.01 – Ranch House	\$1,857.87
Acct#6190.01 – Gravel	\$11,448.59

Association Dues received for Aug. \$10,128.00

Outstanding balance current year - **\$53,704.00**

Outstanding balance for prior years - **\$16,555.00**

Linda – only budgeted \$7000 for Legal? Steve Yes. 6110 – Linda What is that for?

Liens and Foreclosures Report (Linda):
Liens and Foreclosures Report 9.16.17

TRLA Owns 3 lots as of 9.16.17. 051022M Cottonwood Loop, 020404C Sunflower Dr (\$7500) and 020415C (5.24.17) Buttonwood Drive

Foreclosure Process: TRLA 5 Lots + Cibola County 1 Lot (County Back Taxes)

Lots Forwarded to Hays/Friedman for Demand Letter: 1 Lot

Lots Liened: 8 Lots

Release of Lien In Process: 1 Lot paid in full

11 warning letters sent on 8.10.17 to Landowners owing over \$500 in back dues with impending liens to be placed. Two Landowners paid in full. Two Landowners made partial payment.

To Be Liened In Process: 6 Lots and 1 Pending

Stuff for auction goes up every three months. They do 4 counties at once.

Bad boys list from Linda. Don – is there a large number of bad boys this year? Linda – no about normal.

Roads Report (Don): Shore Cliff is 99% done, may have to put on one more load. One of the landowners told Don that he did not want white rock on the road. The landowner's partner called Steve and apologized. Don polled the Woody's and the Mansbergers, they wanted it rocked. The landowner who talked to Steve said that if neighbors wanted rock, they would not voice a concern

Bob cat – between Timberlake and Culebra rocked and leveled. Ordered two loads for Quervo and Juniper and after they are leveled, he will take another look to see if more rock is needed. Ordered rock for Canejo to Halcon. This has never been rocked but there are more full time people now. May have to put one or two down the middle of Timberlake – from the cattle guard to Y. The rock needs to be pulled back to the middle.

Architectural/Maintenance Report (Steve W.): Approved two CID modular homes.

Commons Report (Charley/Steve/Don):

COMMONS REPORT (by Charley H. - for the Board Meeting on 9/16/17)

- 1) Painting at Ranch House continues with completion near, fencing is now being done. Lisa is out of town presently but will return to finish up soon. New doors for rear building have been painted and will be hung soon with new pulls and the existing hinges. Fascia's and soffit material at this building has also been installed and painted.
- 2) Installation of the "no hunting" signs continues, hopefully completion will be done before winter.
- 3) Approval has been sent to Red Mountain Electrical to proceed on installing lights and outlets at the Equipment Storage Building. It is my understanding that work will be underway with all the electrical improvements completed soon/before winter arrives.
- 4) New deadbolt locks (which can be rekeyed) have been purchased and will be installed and keyed as applicable soon.
- 5) Effort continues to eliminate the prairie dogs/gophers/badger/etc., that is tearing up the grounds around the Ranch House. It appears I am not making very big changes, or new ones are moving in when some others are removed.
- 6) + Wedding reception and memorial service.
- 7) Dark sky – does not intend to leave any lights on at the building. Lights at night for emergencies.

Communications Report (Sharon): Nothing to report as of right now.

Old Business:

1. Neighborhood Watch organization update: Nancy – as all are aware, there are issues with Tiger. Two letters of incidents, one more from Dana Lutz, she talked to Lt Hall, needs to make sure this is in Cibola County. As the ranch house is in Cibola County, Lt Hall could respond. Shutting down the internet at the ranch house was suggested, but there is a concern that that may cause more aggravation to him and may break in. Dana asked us to put out one kind of alert. Very generic alert. Some felt intimidated at the ranch house.
Don said that Tiger had very anger statements at the BBQ and watched money when collected. Ed Woody told Don that he had very belligerent remarks to landowners at the BBQ.
Linda – please call 911 if you feel you have been intimidated or threatened. Contact Virginia Baca – Does the Board have a responsibility to contact, Nancy said yes as Tiger is making statements and threatening landowners on Timberlake Ranch. The Board will contact Virginia via mail as Linda has an address, and will follow up with documentation - Sharon will type up letter and send out to the Board for approval. Vida did make a police report.
2. "No Hunting" sign plan update: covered in Commons
3. CC&R update committee discussion: Linda sent Mr. Hays a series of questions, but since he has been super busy, she cancelled meeting, because Mr. Hays has been super busy. One of the questions was about the code of ethics.
Linda asked Steve to see how tall windmills are. Nancy said that per Cindy, they are 125-150 at the most. There is no law, but that is a preference. Question – should there be a light on it? Cindy would like to see a light, but it depends on height.
4. Landowner / Board letter to New Mexico Congress on BIA section of road status: Don – Mr. Robert McGregor, from Congressman Pierson's office contacted Don and wanted more info and discussion. He asked for proof of

BIA property, and Don suggested contacting the BIA. Don also had a map of Cibola National Forest which shows a yellow section that is Indian land, which will be helpful. Mr. McGregor asked if Don knew if the map was a federal document. Don will give to Steve W. to scan and send to Mr. McGregor. Don called the Northwest NM District office in Grants and talked to them about the map. They said that the map is sold to generate funds, not a federal document. Don was told that he could contact district office supervisor but the map doesn't designate which tribe has the land. McGregor asked why we just don't pay grader operator to come in and grade the land. When Don talked to Mr. Sanchez, he said that there are three different roads and that it was private land and we couldn't touch it. At least we are starting. Nothing has been received from Mr. Lujan's office.

5. Foreclosed property silent bid package update: Steve shared that there were bids on three of the properties – 4 bids on Cloh ChinToh 61, one bid each on 020504C and 092421M. He sent emails to all of the bidders and Certified Letters went out.– nothing has been received back yet. That will start the clock for 15 days, after check is received the website can be updated.
6. Code of Ethics for HOA Board members' discussion.: The Board is discussing a code of ethics, Don recommended the info from Sterling Davis. Linda will send question to Hays if it has to be an amendment to the By-Laws or simply a Board Policy.
Don questioned of this needs to be a part of the CC&R's or Policies and Procedures. It will probably need to be in Policy and Procedures. This could be something that could be voted on, e.g., an executive order. This would also cover longevity of the Board
There was a question as to whether Board members can socialize, Don shared that the answer is yes; however, nothing can be decided at a social event.
7. New gate keys and locks update.: Last month Steve made a request for more keys however, he still have 175 out of 300., so he has delayed ordering keys due to the amount left.

New Business: Linda would like to suggest to find a day in the next two or three weeks and the Board comes down with a trailer and starts cleaning out the buildings at the ranch house.
How about Oct 3? Clean out and clean up!! Aim to get to Zuni before close and start 10 AM All Hands on Deck and Chu Chu's afterwards.

Landowner Input: None will keep us informed.

Don – motion Linda seconded. Adjourned. 11:01.