

TRLA Board General Meeting Minutes

September 17, 2016

Attendees

Meeting was called to order by President Steve Wills at 10:00 am.

Board members present: Steve Wills, Don Parry, Linda Shoppe, Sharon Axtell

Absent Board members: Steve Stevens, Kevin Farmer, Charley Haverstick (present via phone)

Landowners present: Jim Zwerg, Nancy Wills

Committee Reports

- **Secretary's:** Don Parry made a motion to approve the minutes of the July 16, 2016 meeting. Seconded by Linda Shoppe. Passed.
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- **Treasurer's Report:** Steve Wills went over the Financials for Steve Stevens.
Income YTD: \$171,125.99
Income for Aug: \$702.76
Expenses YTD: \$61,845.55
Expenses for Aug \$28,846.19
Bank Balance as of August 31, 2016 = \$283,859.56
Significant Expenses for August 2016:
 - Legal Cassutt - \$3,790.49 (Legal fees for foreclosures)
 - Taxes – Income \$2953.00
 - Gravel - \$13,820.56Subaccounts over Budget
 - Bad Debts - \$10,000.00 – over budget \$6,400.00 (transferred by Mary Ray for future bad debt)Incoming Association Dues received - \$0
Association Dues owed for current year - \$1,150.00 (*is this correct?*)
Re: Warranty Deed - Linda asked if Steve S. had notified Mary Ray and did he change the data base? The data base needs updated when new information is received.
- **Roads Report:** Don Parry reported that Sunflower has been rocked to the end of the cul de sac. The landowner toward the end of that road needs a culvert in the driveway. Don discussed this with the landowner and the landowner said he would get it done. There is an extra load of gravel on each of the cul de sacs (Sunrise, Hilltop), so that Don can work the road with the tractor. Sunrise is rocked all the way to the end and also on an offshoot of Sunrise. There is also extra gravel at the corner of Culebra and Elk. Don will be able to finish up with all of these. Don is going to start putting gravel on Timberlake between the cattle guard and the mailboxes. Luis has a culvert for Woodland at the very top since there is a bottle neck at the very top and hopefully the culvert will alleviate the problem.

The culvert on Copperweed was opened up at one end and Don had hoped that the rain would wash the culvert out but did not happen, so he may have to have a new culvert put in. The drag is being used by Jack after Don lowered the blade but moisture is needed for it to be effective.

- **Architectural/maintenance Report:** Steve Wills received two new plans, approved two residences, one that said they will be starting either this fall or next spring. He also has received one new complaint for extended camping complaint and is still working with the original for trash/debris.
- **Commons Report:** Charley Haverstick shared that there is rusty roof problems in the room near where the BBQ's are stored. Don pointed out that there was a wood stove in there and the place leaks where the pipe went through the roof. The roof of this room is shallow and the corrugated ribs do not line up. Charley sealed off the lap using asphalt cement and wants to check it with water to make sure it does not leak anymore. The ceiling over the craft room where it collapsed needs repaired and the lap between the sides of the roofing is not tight and he will be doing something about that and again test it to ensure the repair worked. Charley would like to get this done before the ceiling is repaired and Jack will help him with this work. He wants to have everything ready before the roof gets a new coating in October. He will meet with the repair person before he starts and let him know what Charley has done.
Charley and Jack will look at the outside lights and with Linda Pederson's help will find new bulbs for these lights.
Steve Wills asked Charley about getting up the no hunting signs and Charley that after he returns to the ranch he will get these accomplished.
Linda Shoppe shared that the "Hill" sign as you come in has been messed with and it now says "hell", so perhaps that should be taken care of and Charley said he would look into this on his return.
- **Communications Report:** Sharon Axtell stated that the Board Meeting Dates were again on the front page of the website. She asked if anyone has had any problems with the website. Let her know if you have any issues.
Linda Shoppe takes care of the TRLA Face book page. There are 220 friends. Good things are happening and friends are sharing their photos.

Old Business

1. **Neighborhood Watch organization Update:** Jim Zwerg said that there is nothing much to report. He thanked the Board for getting the "See Something, Say Something" signs put up. Jim shared his frustration with the McKinley and Cibola law enforcement's seemly lack of interest. , If the Neighborhood Watch is trying to set up something and the law enforcement doesn't care, where do we go from there?
Jim said that at the last social activity at the Ranch house, he walked around in the parking lot looking for the TRLA stickers and he did not see one. Nancy Wills shared that

she is talking with other people and they are becoming aware but the communication is lacking. Don told Jim that it will take time and Jim said that there is the little group here that communicates and takes care of things.

2. **Kubota Snow Blower attachment status:** Don Parry shared the he has had a lot of conversations with Land Pride (the manufacturer of the Snow Blower). The snow blower should never have been sold to us. The dealer wants \$800 to take it back. Don said no, that was unreasonable. Dale Pacey of Landpride wants a copy of the sale document when we received it. Steve Wills pulled it up and will be forwarding it to Don for Dale. Linda Shoppe asked if Don had given the dealer the model number of the Kubota when the snow blower was ordered. Don said that all when he was seeking prices, the three places he contacted all were given the model of the tractor and none of them said that it would not fit our Kubota. Even the web site does not say that it cannot be used with our model. Linda Shoppe asked if they will still charge a restocking fee if it is sent back to Navajo Tractor. \$800 to come here and crate and take it back. This is where things are at.
3. **Lock repair update:** Steve Wills reported that he finally got 100 keys and he is starting to distribute them. He will type up something for the website for distribution. Key forms have to be filled out and the master data base is also getting updated at the same time. Steve will get with Charley to replace locks as necessary. These are all keys and will be ordered as needed.
4. **“See Something, Say Something” & “No Hunting” sign plan:** This was covered in the Commons Report.
5. **Cleary Pole Barn update:** Steve W. sent an email to Trista requesting a survey of the Gish strip, for placement of the pole barn. He will contact Cleary for a couple of estimates. Steve handed out two concepts at the August meeting, showing independent doors so one at a time can be pulled out without moving the others. As we progress, Charley Haverstick will do an architect perspective, there may be a wind sheer problem.

New Business: None

Landowner Input: Nancy Wills said that someone was seen taking water from the faucet outside of the rock room and filling barrels. There is a master lock on the faucet but a different one will be put on it to stop the use of the unauthorized use of the water.

Meeting ended: Don Parry made a motion to adjourn, Linda Shoppe seconded. Approved, meeting was adjourned at 10:44 am.