

TRLA Board General Meeting Minutes

October 15, 2016

Attendees

Board members present: Steve Wills, Steve Stevens, Sharon Axtell, Charley Haverstick; Absent Kevin Farmer, Don Parry and Linda Shoppe, Linda Shoppe present via phone.

Landowners present: Jim Zwerg, Mary Jo Wallen, Nancy Ramm, Nancy Wills

Meeting called to order by Steve Wills at 10:04 am

Committee Reports

- **Secretary's:** Minutes for September not approved at this time due to some changes that were not made. These will be sent out for approval when corrected.
- **Treasurer's Report:** Income for September was \$2759.32 and expenses were \$18,262.04. Significant expenses were Insurance for the Directors and Officers of \$2,472.02; Taxes – Income \$2877.79 (property taxes); and Gravel \$10,420.51. Subaccounts over budget – Bad Debts - \$10,748.40 (writing off the 13/14 stuff hanging out there. Association Dues received - \$2451.14 and the Association Dues owed for current year - \$50,985.82. Linda Shoppe asked Steve if he would double check the association dues, they didn't look right to her. Steve said that he took that off of the spread sheet of report from Mary Ray.
- Mary Jo Wallen asked where on the financials is the \$2700? Steve said that the amount shows on the 4th page of the report. She also suggested putting income from operations on the assessment fee line? She said that this is confusing to her and Steve said that she is right and Steve will correct it. He will get with Mary Ray to get it fixed. Mary Jo also said that the July Financials still needs corrected. Steve and Sharon will get this fixed.
- **Roads Report:** Steve Wills read the report for Don Parry. Both counties were in and graded their sections of the road with McKinley putting red gravel from between Aspen Loop to Pinetree.
- The cul-de-sacs at the end of Sunrise, Foxtail Ct., Sunflower, Hilltop and Culebra at Elk have all been graveled. Don has instructed Jack to start dragging all roads to get ready for winter. This helps with snow removal.
- Timberlake Road from the cattle guard to Wolf road was graded and he asked Clarence to gravel from he "Y" to Wolf Rd. Rest of the gravel will be on the next budget.
- A culvert was installed at the washout at the top of Woodland Road (a trouble spot for years), the land owner was suggested that a larger culvert is needed at that driveway.
- A culvert on Copperweed was pulled, cleaned and re-installed.

- Louie was asked to be present on Friday so we can decide on the sighting of the equipment building as we need to get started on building a pad, compacting, leveling and graveling. (water is needed to compact).
- NEW NEWS! Landpride Has agreed to take back snow blower and agreed to refund \$7400 and we paid \$7600 so \$200 for shipping and it has been returned to Navajo Tractor. Pacey will let us know how the refund is going to work. He will contact Mary Ray.
- **Architectural/maintenance Report:** Per Steve Wills, there are no new approvals for residence or any structures. There is a new complaint for extended camping. Steve sent a note and talked to camper and he has agreed to leave the end of October. The other one with trash has been taken over by a company. The complaint is remain open until the trash has been taken care of.
- **Commons Report:** Charley Haverstick reported that he has coated the ladies shower stall with epoxy and it looks better and he is working on the men's. He has shut down one at a time so that there is always a shower available. Roofing: Herb Gray will start on Monday. He was able to get a discount on the paint at Sherwin Williams. Charley has been on the roof anchoring some of the panels. He has the breakers for the Rock Room and will let Jack do that. The long term plan is to redo the whole roof instead of patching. Charley thinks there is a five year window and the hope is that by that time, we can extend the porch and do the whole roof. With an architect onboard, we will be prepared for the new roof and he will help us understand what we will run into when doing the roof. This is a big project and expensive with the porch and roof. This is the original tin on the roof.
- **Communications Report:** Sharon reported that there is nothing to report. Nancy Ramm shared that the Newsletter comes out in November and she needs everything by the end of October. There is space if anyone else wants to put something in the Newsletter. Just let Nancy Ramm know.

Old Business

1. **Neighborhood Watch organization Update:** Jim Zwerg said that the only thing to report is the kicking in of the back door of Red Door. Whoever did it didn't enter the house. There was a heel print and the police did come. Dennis Black was doing his check and may have scared of the person. On that day, Sharon Axtell saw a quad rider going down Aspen Loop. Nancy Wills did talk to John and the door has been fixed. He will be putting up cameras. It was asked if this was going to be connected to their computer?
Last month an alarm went off and Lt. Hall was not able to get into the house to see if anything was damaged. Please leave keys with someone on the ranch if you have an alarm on your house so that if necessary, the police can get into your house to check it.

Alert System: Linda Pederson and Mary Jo have not gotten together yet to get the list for the different alerts finished. Mary Jo & Jim Zwerg will be doing the Alert for emergencies. Linda will do the Alerts for Activities and Rosie Alerts.

It was suggested that there be one list and put in the heading the choice for which alert so that there doesn't have to be two lists.

2. **Kubota Snow Blower attachment status:** This was covered in Commons.
3. **“See Something, Say Something” & “No Hunting” sign plan:** Charley and Steve did get 10 more u-bolts to put up the no hunting signs. Charley hopes to put up those signs next week. There are 20 no hunting signs.
4. **Cleary Pole Barn update:** Charley reported that the Cleary Pole Barn would be placed on the other side of the burn pile and where the fuel tank is now. There was not enough room behind the bath house and the circle drive. The building will be in line with the ranch house. Steve Wills has a survey estimate coming. Louie will come over and put in the pad, it needs to be packed down before it freezes. The building may be started sometime this winter, as there is a discount for winter installment. The barn is 60 x 42 Cleary Pole barn out of Albuquerque. These are the same people that Joe and Killarney used.

Nancy Ramm asked if a porta-potty needed to be ordered as the bath house will be closed down. This is something that will be taken care of by the company as it may be required to do this for their work. This is a nice structure and will meet our needs. Charley asked about a few things: insulate doors and maybe we can do the inside later. It was \$5000 more to go from narrow width to wider width, which will make it nicer to get around the equipment. The floor will be gravel. Over sizing the pad will keep things from eroding out from under the pad. The location of the barn will be close enough to tap into the electrical and water as needed. The UV will damage the equipment and the security is needed.

The barn comes painted, baked on enamel finish and also the roof. We want it to look like it supposed to be here. Skylights were mentioned but Charley is leary of those. The bid for the barn is \$42,269. We could be adding to that, this is just a proposal. It was asked that we do a line item on the building. Steve W will add photos to the website as the barn progresses.

New Business: No New Business

Landowner Input: Mary Jo checked with Continental Electric offers the CPR and DEA training for \$45 per person. She is looking into this and she has not heard back from them. Nancy Ramm suggested that the difibulator batteries need to be checked on. There are instructions with the DEA that walk you through the procedure. It is ideal to have a hand full of people that have training. Eileen Domer said that the Gallup fire department is trained but we would like to have them come here and they may not do that. The program isn't certified if you don't have a person certified in the state giving the training.

Mary Jo asked the board if they were planning on renewing the notary fee as it expires in April. It is \$110 for 3 years. Sharon Axtell made a motion to pay the notary fee, Charley Haverstick seconded. Approved. Steve will give her a check.

Nancy Ramm questioned when the county is going to take over the road from the "Y" to Wolf? Steve W shared that Don is still trying to build up the road and that it will receive rock and then call Cibola to come in and take over the road. There will be a list of what TRLA has done to improve the road so that they can take it over. They don't want this section of road as it is more expense with no more income.

Eileen Domer said that in the June minutes a landowner requested to be able to get dead and down on the common land. What happened? The Board didn't want to get into a liability issue. The Board has no objection but does not approve. If they do it on their own then there is no liability. There should be landowner approval to cross their property. She asked about renting a chipper and people can take it back to their property. The liability is HUGE. Linda Shoppe said that that is a "no no". Nancy Ramm asked about neighbors getting together and go in on a chipper. She also asked if there has been any word from the Forest Guild? Steve W shared that they have another grant but not for here.

Meeting ended: Charley made a motion to adjourn, Linda seconded. Approved. Meeting adjourned at 10:53 am.