

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
OCTOBER 21, 2017

Call to Order 10 am

Introduction/Announcements: Steve Wills, Steve Stevens, Linda Pedersen, Charley Haverstickf, Sharon Axtell, Don Parry, Kevin Farmer- Absent
Nancy Wills - landowner

Approval of Minutes from September 16, 2017: don motion – tentatively , Steve S seconded approved

Treasurer's Report (Steve S.) See Report: Don status of Audit – MR Review instead of full audit Michael Moore – auditor

Liens and Foreclosures Report (Linda): Will send synopsis – TRLA owns 3 lots, Cottonwood Loop, Sunflower, Special Masters Deed – Button Wood Dr, 3 in escrow, 7 lots in foreclosure process, 11 lots liened, release a lien, to be liened on hold is 1, liened lots paid in full 3 – as of 10-17 664 lots current with dues 53 that owe one 6ear and 66 that are problem , 3.5% of the lots are in trouble -

Mary at 4 corners – lot that Pat Burnham bought – lien in 2001 – email – resolution letter by email , person has approval to sign the lots, however, need an assignment of the bid, get copy of letter from Linda (?) – TRLA has to approve assignment. Letter from Pat – to Christian Allen Gray. Letter to Steve – wants to do it all at once. Linda moves that Board has no objections to the transfer of title to Christian Allen Gray, who would become official landowner, Sharon seconded, approved. Discussion motion approval. (Four Corners) Don question there were two bidders on Halycon. Adam said two bids. Discussion Cease and desist, another letters to Hays that they are not ceasing. Hays contact WF that they are in violation. Linda pdf letter to Hays and violation in last two weeks

Roads Report (Don): written report from him. Finished gravel on \$600 for unit to avoid ECU problem. Don bought one. Battery tenders on all equipment, Septic pumped needed. Septic taken care of. Bath house tree pile pushed up. Hard weld on bottom of drags. Complaint from landowner, Halycon, no gravel for 6 years it's in the works, but not this year. Steve got call from Quervo Anslar, Sharon thank you to Don and request to fix the bar ditches and property used to move her house onto her property,

Architectural/Maintenance Report (Steve W.) : nothing to report Linda we do need to follow up on the lot across from us.

Commons Report (Charley/Steve/Don) COMMONS REPORT (for the Board Meeting on 10/21/17 and the upcoming newsletter)

- 1) Painting at Ranch House continues with completion near, fencing is now being done.
New doors for rear building have been painted and will be hung soon with new pulls and the existing hinges. Fascias 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) Electrical work (lights and outlets) at the “Equipment Storage Building” has been completed. Exterior lights are on switches and of the “dark sky” type.
- 4) New deadbolt locks (which can be rekeyed) have been purchased and will be installed and keyed as applicable in the near future.
- 5) Refinishing of the street sign will be done over the winter months and should be completed by next spring.
- 6) The “limb trim pile” has been pushed up and will be burned in the near future. The bath house will be closed and preparations for the winter will be done on November 1st

Communications Report (Sharon): Sharon will ask Wayne to take out the information on Continental Divide's trimming, as they are done for this year, and will send him the dates for closure of the bath house and the library. Had a request from a land owner to repost one of the financials for August, which was taken care of right away. Any new articles that need to be posted on the web site please send to her. Sharon asked the Board to allow Wayne to post some pictures of our winter snows. Linda take off three lots that are in escrow.

Old Business:

1. Neighborhood Watch organization update: Nancy – Not at this time

2. "No Hunting" sign plan update covered in Commons
3. CC&R update committee discussion: Linda meeting was cancelled, still waiting for answers from attorney, Josh did a report on solar panels, which was good.
4. Landowner / Board letter to New Mexico Congress on BIA section of road status: Steve sent map to legislature and he will contact BIA. Need to send something that BIA came out and did attempt to establish some bar ditch areas and put yellow tape on the three of the four culverts – t-post. Not sure why and what it means.
5. Foreclosed property silent bid package update: Steve – covered in my notes
6. Code of Ethics for HOA Board members discussion. Linda haven't heard anything from Attorney sent Aug 29th amendment to by laws or policy approval by the board. In by—laws cannot be reversed.

New Business:

1. Sign replacement at the "Y" at cattle guard and the Burn pillie. Linda need pictures and dimensions and she will do it. Don will get both of them and give to Linda
2. Dana Letts Letter discussion.: from my notes Steve will send her a response.
3. Bath and Ranch house winter closure. Thursday November 2nd will close the bath house. Will reopen on Sunday, April 1st do it on Friday before, 29th of March. Cuourtesey
4. October Newsletter reports. I have Charley, Don, Steve S,
5. End of year wrap-up discussion. Volunteers have \$6000 in the bank. Going to buy 2 picnic tables and 4 big 6' white tables maybe another pop up. 20 do metal folding chairs Get a template for of TRLA and will be sprayed onto all of the tables and chairs. Benches for the porch of the ranch house – talk about how to secure and metal or wood. When are we going to take Smokey off and put away for winter. Make it part of the closing. No Board meeting until Feb 17th – 3rd Saturday of the month
 Holiday bonuses – MR, Jack, Lisa, Elvin Last year MR \$225, \$200 for Jack, Elvin \$100, Linda - \$250 to MR this year. Jack \$200 Elvin \$100, Lisa \$150 – Linda made motion Don Seconded approved. Don very pleased with effort of Lisa working on the ranch house. What lisa did gave this house another 2-3 years of wear.

Landowner Input – none
Don made Linda Seconded approved