

**TRLA BOARD MEETING  
TCC RANCH HOUSE 6 PM  
AUGUST 21, 2009**

**ATTENDANCE:** Board members Eileen Domer, Don Parry (on phone), Jerry Toellner, and Linda Pedersen. Gary Blum and Dale Spencer excused absence. 3 landowners present.

Linda Pedersen called the meeting to order at 6 pm. Quorum established.

Linda made a brief announcement. Mark Bundren (Game and Fish Warden) was able to trap the bear in Cloh Chin Toh area and it has been transported to Mt. Taylor. The bear was a first offender.

Jerry moved to accept the minutes from July 24, 2009. Eileen seconded. Minutes approved.

**Treasurer's Report:**

Eileen Domer presented the following:

See attached spreadsheet for detailed income and expenses for the month of July 2009

Summary:

Income: ***\$90,218.18***

***Dues collected for: Current year \$88,747.71***

***Previous year \$814.47***

***Woodland x2 \$460.00***

Expenses: ***\$21,135.00***

Significant expenses were:

Liability and bond insurance payment: \$1,356.00 (\$8,139.00 total due)

Wages and taxes: \$1,485.00

Buildings and Commons: \$345.00 (purchased 46 new keys + supplies for ranch house exterior renovation)

Gravel + road maintenance: \$14,033.00

Electric/propane \$317.00 (42.00Electric + 40gals propane for bath house tank)

Notes payable = \$1750.00/mo (Last month for the copier).

One lot forward to Lawyer for collection, two liens – released

Eileen will transfer \$22,000 from deposit account to reserve account.

### **Roads Report:**

Jerry Toellner reported the following:

- He is checking with General Motors and Ford for used trucks. Ford is the only one currently manufacturing trucks. A couple of truck places in Phoenix area have been contacted. One deals with a place back East and they will be staying in touch. This is in regards to obtaining a used truck to replace the dump truck and pickup.
- Dump truck to Lewis's for tailgate repair. It was bent several years ago.
- Grading and ditch work continues on side roads.
- Areas discussed needing gravel – Yucca, Monte Vista, and fulltime resident areas.
- Need to notify landowner of CCT 33 and 34 that road needs to be widened before graveling.

### **Architectural/Maintenance Committee:**

Linda and Duane have approved three requests. Cloh Chin Toh - 1 home and 1 garage. Cibola 1 – porch addition to existing home.

### **Old Business:**

#### 1. Acceptance of CCR Revision Committee Report:

Eileen moved to accept the final vote count report from the CCR Revision Committee for the Adoption of the Amended and Restated Declaration of Covenants, Conditions and Restrictions. Jerry seconded. Motion passed unanimously. The document now needs to be signed by three Board Directors and notarized before forwarding to John Hays, attorney for TRLA.

#### 2. Audit for FY 2008/2009:

Eileen has received Michael Moore's CPA contract along with his list of documents needed. The audit objective is the expression of an opinion about whether the Association's financial statements are fairly presented, in all material respects, in conformity the modified cash basis of accounting. Audit will be conducted in accordance with generally accepted auditing standards established by the Auditing Standards Board and will include tests of the Association's accounting records and other procedures considered necessary to enable to express such an opinion. He will be meeting with Mary Ray and traveling to Timberlake to look at facilities and equipment. His fee will be \$5000 plus traveling expenses. A full official audit has never been performed since TRLA was formed.

Jerry moved to accept the contract and Don seconded. Motion passed unanimously.

3. No Man's Land Road:

After not hearing from John Hays (TRLA Attorney), Linda left message on answering machine. John responded that he had not received email concerning the road. He wishes to see plat map language. Linda will have the map copied along with all the correspondence to Cibola Co. Commissioners on Monday along with pictures of the road and work that has been performed. Packet will then be mailed to attorney.

4. Ranch House Plumbing Update:

One bid has been received (\$5,167.05). Another plumber said that he would be higher than the highest bid. The third plumbing bid has not been received as of this meeting. As soon as this bid is received, the Board will make a decision.

5. Renovation of Ranch House Update:

The back shed painting has been completed except for the windows/doors as more repairs are needed. The bathhouse was repainted to match the main building. Demolition of interior partition walls of the main ranch house was completed for one of the two rooms.

6. Newsletter/Website Updates:

Linda said the newsletter was mailed out this morning. Fran and Duane Barbano did another superb job. Website front page configuration is being revamped.

7. Trailer Licensing:

Grants MVD information was confusing so Gallup MVD was contacted. It appears that the permanent license will be approximately \$135. The license expired in 1993. Jerry moved that we acquire a permanent license and Eileen seconded. Motion passed. Don Parry will acquire a lighting kit. Eileen and/or Linda will take trailer title to Gallup and acquire the license.

**New Business:**

1. Meeting Schedule 2009/2010:

Next meeting will be September 26, 2009. 10 AM Ranch House.

2. Approval of Ranch House Request:

Andy Wilson has requested to use Ranch House on Sept. 16<sup>th</sup> for District V Retreat for Environmental Health Division. Approved.

### 3. CCT 74

Linda reported that she was made aware that a new land survey had been performed by a private party who borders Timberlake Ranch impacting on the CCT area in April of 2007. According to this new survey filed in Cibola County, a portion (approx. 75-100') of the western boundary of CCT 74 (Common Land) has been acquired by the private party in the resurvey. Does the Board want to do anything for fellow landowners influenced by the resurvey or worry about just the Commons CCT 74? Should we contact John Hays as this survey was never advertised in the paper and TRLA was never notified of boundary changes? Discussion: One thought was to send John Hays all the pertinent information, as we need to protect the Commons. The Board will first find TRLA's deed to CCT74 and check with the title company. If further action is required by the Board TRLA's lawyer will be contacted. Consensus of the Board was to only involve itself with the Common land and not to involve itself with a class action suit. Landowners impacted by this survey need to contact their Title Insurance companies.

### 4. Private Driveway:

Don is concerned that there is a new driveway directly opposite Aspen Loop S road and that ATVs or possibly other vehicles may charge across Timberlake Road into a private driveway thinking it was a continuation of Aspen Loop. Should the Board contact the landowner?? Consensus was that the landowner would find out soon enough and it was a personal matter.

### **Landowner Input:**

Landowners present wished to convey their extreme appreciation to the Board for all the hard work that has been done to improve the roads, the library, the Commons – just everything.

Eileen moved and Jerry seconded to adjourn the meeting. Motion carried. Meeting adjourned.

Eileen Domer, Acting Secretary