

**TRLA PUBLIC BOARD MEETING  
TCC RANCH HOUSE 10am  
SEPTEMBER 27, 2008**

**ATTENDANCE:** Board members Eileen Domer, Duane Barbano, Jerry Toellner and Linda Pedersen. Excused Absence: Gary Blum Absent: Jeff Court Two landowners present.

Linda Pedersen, President, called the meeting to order at 10am. Quorum established.

Announcements: Linda wished to thank Steve Railsback for taking the time to load and dispose of the materials that were removed from the Ranch House during the renovation of the newly redecorated TRLA office.

Eileen Domer, acting secretary, read the minutes from August 29th. Duane moved to accept the minutes. Jerry seconded. Minutes approved.

**Treasurer's Report:**

Eileen Domer presented the following:

Income: ***\$35,202.51***

\$631.12 collected for outstanding accounts and \$34,111.39 for current year dues.

Expenses: ***\$11,858.00***

Significant expenses were:

***\$1,002.00 for accounting services included tax preparation***

***\$2,280.00 for Workman' comp, liability and Bond insurance.***

***\$910.00 for wages and taxes***

***\$3,460.00 for gravel***

Notes payable = \$1750.00/mo.

There are 194 lots who have a balance of \$200.00 – 300.00

24 lots owe greater than \$300.00.

**Roads Report:**

Jerry Toellner reported the following:

- Gravel has been placed on Elk from Sagebrush to Cottonwood to complete the loop
- Quail Rd. – bar ditches and gravel from Black Bear to fulltime resident
- Ditching completed on Elk to Roadrunner. Gravel on Roadrunner to fulltime residence driveway.
- Need to install culvert in low area on Elk, but trees in the road have to be removed. Courtesy letter should be sent to inform landowner.
- There is now permanent resident at house on Elk and Culebra. Road will need ditching and gravel before the winter.

- Century Tel has to bluestake Fox/Sagebrush intersection before culvert can be removed and unplugged. Drainage has to be diverted half way up the Fox Rd hill to help prevent the constant plugging of culvert below.
- Culvert work needed on Sunrise and fulltime landowner requested for some gravel on MonteVista after Bluejay intersection.
- Road from north lake gate to boat ramp needs ditches, removal of brush/limbs along road edges (scratching vehicles), thistle burning. A major spring project.
- Spot graveling needed on Bobcat at residence driveway and on Woodland Lake Rd to north lake gate. Possibility of welding a shoot on the back of dump truck that would facilitate spot graveling.
- Robert (TRLA part-time grader operator) is on medical leave for a month.
- Special thanks to Tom Merritt and Danny Montoya for their volunteer time in using the tractor spreader/grader to keep the washboards down on the main Timberlake Road, 48A, and BIA to Hwy 53.
- Still a lot trees need trimming and unplugging road culverts.
- Need to call around to see where the best prices are for culverts.

### **Architectural and Maintenance Committee Report:**

- Duane reported one request for outbuilding (carport) was approved.
- There will be letters going out in October to landowners that have recreational vehicles still on lots as camping season is coming to a close.

### **Legal Updates:**

The accounts of 3 landowners who own 4 lots and owe more than \$1000 for each lot in back assessment fees were sent to the lawyer for foreclosure on August 15th. The court has served two of these landowners. One owner has contacted the lawyer and indicated he will pay. One of the four lots is in probate and TRLA will be contacted after probate for payment of back assessment dues. There has not been any communication from the third landowner.

### **Communications Report:**

Duane reported that the next newsletter is to be sent out November 1<sup>st</sup>. He is hoping to get interviews with Game and Fish Warden and local Fire Chief.

### **Commons Report:**

- New locks installed to male and female bathroom. This allows locking the bathrooms, but leaving the bathhouse door to be opened with commons key.
- Currently the water pressure tank is leaking. Water to the Bathhouse and water spigot has been turned off.
- Lake gates painted on north and south side. Still need some touch up painting.
- Additional “NO HUNTING/SHOOTING” has been placed along Timberlake Road.
- Additional street signs will be placed on Culebra at Lobo, Cedar at Timberlake and Lobo at intersection with Culebra.
- Fence at the cattle guard was fixed at the intersection of Timberlake and Canyon Road by replacing one rail and painting.

- We want to thank landowners Pat and Alan Burnham for their volunteer hours for making the “NO HUNTING/SHOOTING” signs, digging the new post holes and placing the signs. Dan St Charles for creating the new street signs and Mr. Perry for donating the wood for the fence.

### **Equestrian Report:**

Linda reported that Gary has ordered 3 Equestrian Crossing signs from “www.stopsignsandmore.com” for a total of \$177.75 including shipping. They are 30”X30” metal signs. Eileen reported that it appears we will not be charged for the signs ordered back in August from local sign maker. They were not quite what we anticipated and have been returned.

### **OLD BUSINESS:**

- Removal of Junk Pile: Metal grates are gone. There is still 2 old unusable cement culverts, old tires, concrete, etc. Consensus is to have the area cleaned up shortly.
- Well Issues: Linda reported that she contacted 5 plumbing businesses. One was too busy, one requested pictures (as of this date TRLA still has not received a quote after pictures were sent), two did not respond at all. Williams Plumbing from Gamerco/Gallup area did come look at the situation and has submitted a quote of \$1792.00. It was too late on Friday to get a complete materials list for the quote, but it does include replacing the pressure tank, completely re-plumbing the system, installation of a water meter, travel expenses and labor. The consensus of the Board is that the quote is reasonable and would also like to see what the additional cost would be for running a water line to the kitchen. Duane will be the contact person for the Board in the coming weeks.
- Cibola Taxes: Eileen and Linda went to Cibola County Assessors’ Office to sign off on 4 of the 5 protests for TRLA common land. CCT lot 74 still remains inconsistently high. Before the protest the property taxes were \$449.78 and they were lowered to \$224.90. That would be \$19/acre as opposed to the Field of Stream across the road which is \$5.75/acre. TRLA will be contacted by the Cibola County Protest Board to argue our case.
- Ranch House roof repair: We have missed the window of opportunity for the season as temperatures are now falling below 50 degrees at night. Project will be put on priority list for next spring/summer.

### **NEW BUSINESS:**

- Website renewal and discussion: The current tlrloa.com website has to be renewed by the end of Sept. Anne Gilpin was able to acquire three quotes for web hosting and the Board received one other. The quotes ranged from 0 - \$30/month for hosting and 0 - \$150/hour for developing and maintenance. After discussion and review of the quotes, Duane moved that we accept the quote from www.trnews.info website which will give us a link to a TRLA website. Jerry amended the motion to include an offer of a quarterly donation. Amended motion seconded by Duane. Motion passed. No TRLA expense will be incurred by the new linkage and website pages..
- Registered Letter from Permits West Inc. TRLA received a letter from the US Dept. of Agriculture, Forest Service, Cibola National Forest and National Grasslands located in ABQ, NM. The letter was to inform the board that they are “granting an easement to McKinley County for access across forest lands and to transfer an existing Forest Service easement across private land to the County”. The easement would affect FR191 and

FR191D (map provided) and reassign an existing easement that lies on private land to the Forest Service. The granting of the easement would allow McKinley County to upgrade portions of FR191 and FR191D to “B-2” type and take over their maintenance. This reallocating of property and upgrades would “provide for public safety and adequate access to private lands within the Cibola National Forest”. The letter also identified potential environmental issues to an endangered NM fish’s habitat. TRLA was being given the opportunity to comment on the action by the Forest Service before any decision is made by them. Comments could be sent to Permits West, Inc. located in Santa Fe, NM by October 3, 2008.

The Board felt that the proposed actions by the Forest Service did not impact TRLA and to file the letter.

- CC&Rs. Linda reported that the final draft for legalese is ready and all board members had been given copies for review. Discussion ensued on the issue of size of (a) guest houses and (b) subdividing lots. The Board decided to submit its idea of (a) “Guest houses can be up to 40% of main residence” and (b) give a synopsis of situation that Board encountered where landowner had two adjoining lots and wanted to increase the size of one and decrease the size of the other. The Board gave approval to send the third revision of the CC&Rs to the association’s attorney.

Landowner Input:

None

Duane moved to adjourn the meeting. Jerry seconded. Meeting adjourned.  
The Board went into Executive Session following the meeting.

Eileen Domer  
Acting Secretary