

**TRLA QUARTERLY BOARD MEETING
TCC RANCH HOUSE 10 AM
JULY 19, 2008**

ATTENDANCE: Board members Eileen Domer, Duane Barbano, Jeff Court and Linda Pedersen. Excused absence: Gary Blum and Jerry Toellner. Seven landowners present.

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

Introductions: Jeff Court was introduced. Jeff was elected to the Board at the Annual Meeting in May. He will be assuming the duties of Chairperson for the Commons.

Announcements:

- Board Member Ted Rodda resigned effective July 17th.
- TNV Salad Luncheon at the Ranch House July 20th, TNV Ice Cream Social on August 3rd 2-4pm, and Movie Night at the Ranch House on August 16th.

Eileen Domer, acting secretary, read the minutes from March 15th. Duane moved to accept the minutes. Jeff seconded. Minutes approved.

Treasurer's Report:

Eileen Domer presented the following:

Income: May = \$3,558.17
 June = \$1,760.15
 *Collected 96% of total current year dues and 72% of amount outstanding from previous years.

Expenses: May = \$10,858.00
 Annual mtg. \$563, insurance \$1,397, land maintenance and repairs \$2,053, gravel \$3,983, and electric \$149 (2 months) and notes payable \$1,751.
 June = \$33,151.00
 Office supplies \$729, wages \$1,088, equip.repair/main. \$7,613, gravel \$20,241 and notes payable \$1,751.

Summary YTD: Collected \$172,236 from dues, key sales, donations and finance charges. YTD Operating expenses \$145,027. Projected difference: +\$27,209. Percentage of dues going to road maintenance and repair: approximately 71%.

Roads Report:

Linda reported for Jerry Toellner the following:

- 2 new blades installed on spreader/grader
- 600 tons of gravel spread on Sagebrush
- Portions of Roadrunner, Culebra and Quail have been prepped and are awaiting gravel.

- C&E raised their prices a few months ago 3% and will be going up again the end of August.

Architectural and Maintenance Committee Report:

Duane reported the following:

- Plan for garage has been approved.
- There is an anticipated basement approval coming.
- Shed issues still remain very problematic and will continue to cause problems until we get the proposed CC&Rs passed which can be a long time as 75% approval by landowners needed.
- The two CC&R violations that were pending at the Annual mtg. have been rectified.

CCR Revision Committee Report:

Linda reported Draft 3 will be mailed out Tues. or Wed. in regular envelopes and postage will be 59 cents and asked for volunteers to help with folding and adding labels/stamps.

Communications Report:

Duane reported that deadline date for next newsletter is August 1st and as yet has not received material from the Board. He will be attempting to do interview with Mark Bundren (Game and Fish Warden) and Andy Wilson (Fire Dept. Chief) to include what are the responsibilities for the first responders. Also, Ramah Postmaster may want to insert a small reminder for people to pick up their packages in a timely manner.

OLD BUSINESS:

- Progress report - replacing Locks and Keys:
Duane reported that all the locks have been replaced (brush pile, bathhouse, lake gates, and well). Lock boxes have been placed at the lake gates for the Fire Dept. Bill Wolford volunteered to paint the lock box red so less confusion to landowners who wanted to unlock the lock box and not the gate. Duane worked several hours to correct problems with the bathhouse outer door. Tom Merritt installed a handle on the interior part of the door for additional safety to prevent people from getting locked in. Eileen reported that we have recouped the original cost of locks and keys and are whittling down the cost for the second 200 keys as more requests are being filled.

NEW BUSINESS:

- Shed Issues:
If written complaints are received, the Board will need to react. Eileen suggested that a small article go in the next newsletter to inform landowners that requests must be in writing and approval must be in writing.

- A retired landowner and commercial painter will be coming at 11:30 to give the Board an estimate on how much it will cost to prevent further rusting of the Ranch House's metal roof by applying a series of rust inhibiting Devco High Performance Coatings. He has also volunteered to paint the bathhouse with some leftover paint that will give it a stucco appearance at no cost to the landowners.
- Well Issues:
Following discussion of Board's questions to John Hays (attorney for TRLA) and his feedback, Eileen moved that the Board investigate the cost of a meter. If less than \$200, purchase one and install it. Jeff seconded the motion. Motion passed. Jeff will use his expertise in the upcoming weeks to complete this project.
- Removal of Junk Pile:
Jerry is investigating what landfills will take the junk behind bathhouse. Options appear to be Gallup or Thoreau. Duane moved that if Jerry has no problem in disposing of the metal material, we give it away. Eileen seconded. Motion passed.
- TNV is requesting the use of the Ranch House for August 3rd from 2-4pm for Ranch House. Board approved. Calendar to be placed in Ranch House so approved events are recorded.
- Eileen reported that she has been unable to get anybody from US Forest Service or NM Game and Fish to replace the faded out directional McGaffey 157/Timberlake road sign. She will go ahead and order one from Dynamic Signs. Several people in the last few years have turned onto the McGaffey Road thinking they were entering Timberlake.
- Duane suggested that the Board approve placing the Timberlake Neighborhood Volunteer Events in the Timberlake Times and Board agreed.
- Board will get professional opinion on whether to continue using latex paint on fences or switch to another kind before funding money and requesting volunteer labor from TNV.
- Eileen requested setting project priorities (Ranch House plumbing, electrical upgrades, etc) as to how much we can do with diminished Board members and finances. A work session is needed with input from Gary and Jerry.

Landowner Input

- Landowner reported that two weeks ago today, McKinley County Sheriff issued a No Non-search Warrant concerning the break-ins in Timberlake and it has been executed.
- Landowner reported that they counted 102 "For Sale" signs in Timberlake which appears to be a slightly higher than the national average, but they also noticed increased amount of gravel being placed for RV pads and driveways.
- Landowner counted the number of minutes to get his RV from Hwy 53 to Timberlake. He said it was the fastest he has traveled the 8 miles to reach his lot. However, the stretch from cattleguard to Fire Station remains problematic. The Board responded that the paperwork to have this section dedicated to Cibola County per their instructions was mailed on May 27th to the commissioners. No response has been received as of July 19th.

Eileen moved that the meeting be adjourned. Duane seconded. Motion carried.

Meeting adjourned at 11:30.

Eileen Domer, Acting Secretary