

**TRLA PUBLIC BOARD MEETING  
TCC RANCH HOUSE 10 AM  
AUGUST 30, 2008**

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

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

Announcements: Linda pointed out that the bathhouse has a new appearance thanks to the efforts of landowner Herb Gray. Herb used his own paint materials and equipment to completely redo the exterior of the bathhouse. TRLA is extremely indebted to him.

Gary Blum, secretary, read the minutes from July 26<sup>th</sup>. Eileen moved to accept the minutes with correction of typo error. Duane seconded. Minutes approved.

**Treasurer's Report:**

Eileen Domer presented the following:

Income:           \$62,145.50  
                      \$625.32 collected for outstanding accounts and \$60,651.18 for current year dues.

Expenses:        \$7200.00  
                      Significant expenses were Common land maintenance and repair \$1,137,00 for the purchase of 200 gate keys and paint for the lake gates. Dye diesel: \$2,404 for 488 gallons (\$4.575/gal). Notes payable = \$1750

- Currently there are 157 landowners who have not paid the current year assessments and 23 landowners who owe greater than one year.
- Total of 357 commons keys have been issued.
- Three accounts with outstanding amounts greater than \$1000 were sent to the lawyer for collection on August 15, 2008.
- 3 to 5 month CD is 1.80% interest and 6-11 month CD 1.85% interest. It was suggested that if we decide to invest it should be laddered.

**Roads Report:**

Linda reported for Jerry Toellner the following:

- Gravel has been placed on portion of Culebra
- Trenching completed on Timberlake Road in the flats to direct flow of water from road
- Ditching completed on Sunflower and Buttonwood for better drainage
- Will be concentrating on ditch/culvert work in September (Sunrise and Fox)
- C&E backed up with gravel orders but hopefully some coming next week

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

Duane reported the following:

- Two requests for new homes received and approved.
- One request for outbuilding approved.
- One request for major home addition approved.

### **CCR Revision Committee Report:**

Linda reported Draft 3 feedback was due by tomorrow. So far there has been feedback from 17 landowners and mostly fine-tuning. The committee will review feedback, make changes as needed, give to the board for final review before sending to the lawyers. Hopefully all this will be done within 30 days. The lawyer will then reviews and give legal feedback. The committee will start figuring out the logistics in getting them passed.

### **Communications Report:**

Duane reported that the last newsletter was information packed and a few articles could not be included. Duane reiterated that the newsletter is to get information to the membership. Landowner suggested that we put a note in the next newsletter to get more people to forward their email and cut down on postage costs.

### **Equestrian Report:**

Gary Blum reported on the ongoing signage project saga and future endeavors.

- We have ordered and finalizing placement of 4 signs on Timberlake Road for horse crossings in possible problematic blind spots. The signs that we ordered are 18"x18" (\$24 ea) are not quite what we anticipated and possibly can be placed at the backside of Equestrian trails to mark where horses can leave commons onto Equestrian easement.
- Gary will investigate a 24"x 24" signs for Timberlake Rd.
- We need to locate the back of each equestrian easement and possibly mark easement with t-posts.
- Hitching posts are going to be placed to the east of the Ranch House outside the fenced area and will be accommodate up to 6 horses.
- It has been noted that someone has been removing the silver horseshoes from the posts marking trails.

### **OLD BUSINESS:**

- Removal of Junk Pile: Metal is gone. There is still some old unusable culverts and wood debris. There is a possibility there may be some room on a roll-off on a landowners building site and they are willing to let TRLA use it if there is vacant space. Linda will check with the EPA officials and McKinley Co. Roads Supervisor for possibility of burying old culverts and/or using them to shore up ravine entering Box S.

- Well Issues: Linda reported that the Board is concerned that the common well is being used more and more for landowner domestic use and discussion will be open at the end of the meeting for landowner input as was advertised in recent newsletter.

#### NEW BUSINESS:

1. Cibola Taxes: Eileen put together a spreadsheet showing Cibola taxes on the Common areas for the last 4 years. It showed significant increase. The Board protested all 5 areas and the county came back with 4 of them cut in half. CCT 74 still appears to be grossly elevated (\$224.90). Duane moved and Gary seconded to further the protest on CCT 74. Motion passed
2. Ranch House roof repair: Landowner Herb Gray (Retired Commercial Painter) measured the roof and estimated it to be 6500 sq. ft. He gave an estimate of slightly over \$2/sq ft. with a series of three coats (rust inhibitor, epoxy primer and an epoxy colored coat) or rust inhibitor/primer/elastomeric- for around \$1.25/sq.ft. It was unknown what the guarantees were on each. Conclusion: Table to find out what the guarantees are, get a second estimate, and review finances. We may not be able to make it before the winter with temperatures already dipping below 50 at night.
3. Setback Exemption Approval for 082112M: Board has reviewed letter drafted to give setback exemption to residence on Timberlake Road. Duane moved and Eileen seconded to send letter giving official Board exemption to 082112M. Motion passed. The road was moved after the residence was built.
4. Issuance of Lake keys to Game and Fish Enforcement Personnel: Mark Bundren has requested keys for his superiors. A key request form will be sent to Mark for completion with names and titles of the two officials needing keys before they are given at no charge.
5. Bathhouse request: Tom Allen requested that he would like to use his weed eater around the bathhouse on occasion when he cleans to keep down the overgrowth. The Board had no objection as long as we keep tabs on time logged.

#### Landowner Input:

#### **Well Issues:**

- Landowner questions who can use the well and how much a person is allowed to take.
- The board responded that any decision regarding the well could have long reaching consequences and the whole matter must be researched prior to any final decision.
- Several issues involved: a) If you are allowed to use the water as a domestic water TRLA becomes responsible for testing b) quantity of water used c) what do you do when well goes down.
- I never used the well, why should I have to pay for its repair.

- The well would have to be repaired as it is part of the commons and feeds the bathhouse.
- How much is the usage and what is the usage for? A landowner who has drilled multiple times and not gotten potable water and where do they go to get water versus those who never intended to drill and use the common well for entire source of domestic water.
- Need a survey from landowners including legal opinions and facts of domestic use.
- Restrict hours and take an actual account of usage.
- Collect solutions and build a matrix and send out to landowners.
- Place storage tank at well to prolong life of pump.

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

Meeting adjourned at 11:30.

Gary Blum, Secretary