

**TRLA BOARD MEETING  
TCC RANCH HOUSE 10 AM  
SEPTEMBER 26, 2009**

**ATTENDANCE:** Board members Eileen Domer, Don Parry, Jerry Toellner, Gary Blum and Linda Pedersen. Dale Spencer excused absence. 5 landowners present.

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

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

**Treasurer's Report:**

Eileen Domer presented the following:

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

Summary:

Income: ***\$19,578.73***

***Dues collected for: Current year \$19,183.73  
Woodland x1 \$230.00***

Expenses: ***\$10,024.00***

Significant expenses were:

Accounting \$1005.00 (\$363.00 tax preparation + regular wage)

Wages and taxes: \$828.00

Buildings and Commons: \$949.00for ranch house exterior paint

Gravel + road maintenance: \$751.00

Dye Diesel: \$880.00

Notes payable = \$1750.00/mo (Was the last month for the copier)

Copier will be picked up by Imaging Concepts in Albuquerque.

Collections:

Next invoice will be mailed October 1, 2009

One account with lawyer for collection, 28 lots owe over one year.

Seven landowners have arranged payment plans

Audit: Contract signed. Records have been sent to the accountant.

## **Roads Report:**

Jerry Toellner reported the following:

- Roads are a mess following the flood. Pinetree, Elk, Sagebrush, Lobo, Culebra, and Oak are completed. Culvert had to be removed on Culebra as it has been plugged for a long time and washing out the road. Letter needs to be sent to landowners to explain why the culvert was moved.
- Oak, Bobcat and Culebra have been ditched and graded.
- Buttonwood culvert before Sunflower has to be repaired
- 15 loads of dirt have been hauled.
- Spot graveling needed before winter.

## **Equestrian Report:**

- Gary reported that the Equestrian signs are now in place.
- Poles have been ordered for the hitching post at Ranch House.

## **Architectural/Maintenance Committee:**

Linda reported there have been no new architectural approval requests. A noncompliant lot on a covenant issue has been resolved with the removal of trailers.

## **Old Business:**

### 1. Trailer License:

Eileen and Linda obtained a permanent license for the trailer that had expired in 1991.

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

All information is now in the hands of Michael Moore.

### 3. No Man's Land Road:

Attorney John Hays has informed the Board that the road is not a legal issue but a political one. The McGarry Lawsuit more or less settled who is responsible for the roads in Timberlake. Cibola County does not recognize any roads for maintenance – only 48A and McGaffey 157 of which 3.3 miles go through Timberlake. The road was accepted as a public access, but not for maintenance. Eileen moved to gravel this section of road before the winter and Don seconded. Motion approved unanimously.

### 4. Ranch House Plumbing Update:

Jerry mentioned that the final plumbing bid would be completed on Monday. All plumbers are licensed and are not apprentices or journeymen.

5. Pickup/Dump Truck Replacement:

Even though both the pickup and dump truck are still working and earning their keep, we need a vehicle for snow plowing. Jerry is going to talk to company in Colorado that builds trucks to specs. There was a big auction in Santa Fe, but still nothing.

6. Renovation of Ranch House Update:

The volunteers are still in the process of removing some walls and the old plumbing fixtures. A commercial stainless steel sink was obtained for \$275. It has two drain boards and two deep sinks.

7. New Covenants Update:

Jerry, Eileen and Linda signed the back page of the new covenants on September 16<sup>th</sup> and had signatures notarized. They were mailed to John Hays and he has now verified that they have been sent to McKinley and Cibola County on September 22<sup>nd</sup> and should be registered on the 24<sup>th</sup>.

8. Well Policy:

Well was metered on October 7, 2008. So far we are averaging 326 gallons/day. Bridgewater firm had given TRLA a one year extension to see actual water usage. Since the Community garden was not started this year, it was impossible to calculate this potential use. The Board feels the following should be part of the regulation policy of the well and that TRLA should actively try to obtain the 3 acre-feet rather than the .7. Tentative suggestions for the regulation policy are as follows.

**The Ranch House Well is to be used for:**

- The “common use and enjoyment of the Members of the Association”.
- Supplying the bathhouse and ranch house with water during the summer season
- Recreational use.
- Irrigation up to one acre of noncommercial trees, lawn or community garden
- Emergency use by resident landowners for up to 7 days while personal well is being repaired

**The Ranch House Well is not to be used for:**

- Commercial irrigation purposes
- A source for potable water
- A public water supply

9. CCT 74:

Eileen contacted Cibola County Clerk's Office (map section) and they were aware of the new survey. The County does not redraw lines until there is a legal judgment and TRLA may have squatter's rights. Title Insurance insures that there are no liens or other owners. For an extra fee they will insure survey coordinates. Board consensus was to let it lie for now.

10. North Lake Road

Don Parry mentioned that Dorn Crowe had Jamie Lewis do a light grade from first boat ramp to bluff. Jerry at some point in time will have the rest of the road done in a similar manner.

**New Business:**

1. Meeting Schedule 2009/2010:

Next meeting will be October 24, 2009. 10 AM TCC Ranch House.

2. AM Road Maintenance Request:

Landowner has approached a board member about not doing any maintenance on roads before 7:30 as many in Timberlake have to go to work and it causes a safety issue in trying to get around tractor/grader. Board discussed the request and felt that the tractor/grader operators try to accommodate all passing vehicles. Snowplowing in the winter needs to be done before 7:30 so people can get to work in the morning.

3. Topping and Cleaning Trees at Ranch House:

The Board agreed the trees need to be pruned back as they are becoming a hazard issue in bad windstorms. Justin Earthworks has been contacted to submit a bid for cutting, but not cleaning up. Decision has to be made on how far back they need to be trimmed.

**Landowner Input:**

Landowners of lot on Black Bear asked questions to acquire knowledge on the preparatory work needed to build in Timberlake.

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

Gary Blum, Secretary