

TRLA Annual Meeting
May 28, 2011
Timberlake Community Ranch House

Announcements were made concerning:

- (1) The Buddy Poppy program (Bill Kirchner will be accepting donations today for the Veterans of Foreign Wars Assistance Program during the lunch break).
- (2) Volunteer sponsored events this year are: 6/4 Ice Cream Social; 7/23 Fiesta Night; 8/6 Yard Sale (please drop off items on Tuesdays when the Library is open) and 9/4 Labor Day Barbecue and Silent Auction.
- (3) Battalion Chief Wolf announced that fires are currently banned. He recognized some of the Fire Dept Volunteers (Tom Merritt, Justin Boeff, Roger Irwin, and Danny Montoya). New volunteers are always needed. Applications for the PHI Cares (helicopter service) can be obtained from him or Linda. Future plans are for a heliport pad. Remember, you are also covered in CA and AZ when travelling. Ramah Fire Dept. recently received the Best Award for 2011 (1st out of 21 states).
- (4) Pam Mansperger will make an announcement during the Q&A session concerning availability of cluster boxes.
- (5) Adopt A Mile Program is in place to pick up trash, but assistance is especially needed this weekend.
- (6) Rhett Renoud (New Board Member) was introduced. He ran in 2003 and didn't get in at that time, so we're pleased that he volunteered to run again this year.

Wayne Ramm led the landowners in the Pledge of Allegiance followed by a moment of silence in memory of veterans.

Linda Pedersen brought the official Annual Meeting of Timberlake Landowner's Association to order at 10:45 a.m.

Secretary Mary Jo Wallen announced the 20% quorum needed to hold the Annual Meeting had been achieved.

Board Members absent were: Dale Spencer (death in family) and Gary Blum. Mary Jo Wallen, Eileen Domer, Don Parry, Jerry Toellner and Linda Pedersen were introduced.

Mary Jo presented the May 29, 2010 Annual Meeting minutes (copies were available at registration). Jerry moved that the minutes be accepted. Donny seconded. Motion passed.

The Board's End of the Year report was presented. Linda gave a quick overview of the demographics as of the Spring, 2011.

Board of Directors Report

In addition to all other Committee projects and reports listed in the report, we completed the following tasks:

- (1) Redesigned TRLA job description and application form for Ranch Hand.
- (2) Revised Key Policy.
- (3) Updated Policy & Procedures Manual for Board of Directors.
- (4) Prepared a Checklist of Board of Directors' duties by month.
- (5) Completed two surveys (1) Expanded Member Services: Internet/Antenna and (2) Horse Pasture/Common Area in CCT usage.
- (6) Prepared Power Point presentation to the Northwest Regional Planning Organization Technical Committee Meeting concerning coordination and road improvements with McKinley Co., BIA and Cibola County.
- (7) Drafted a letter to NM legislative representatives requesting assistance in upgrading 48A/aka 157 and BIA from a recreational road to a Class C road. Copies were included in Annual meeting packet so landowners could mail to legislative representatives.
- (8) Requested additional cluster boxes from the Ramah Post Office (approved, but no installation date established).
- (9) Added Mark Brunden, Game & Fish Warden, to our e-mail alert system so he can help monitor suspicious vehicles and animal concerns while he is on the Ranch.
- (10) Assisted Timberlake Neighborhood Volunteer Group with their plans/projects.

Areas under investigation:

- (1) Common Land: Acquisition of Deeds, Title Searches and accompanying surveying needs.
- (2) Safe and secure storage of equipment and TRLA legal documents.
- (3) Entrance to TCC Ranch House for landowners with special needs.
- (4) 3-Year Budget

There will be three Board positions open next year, so please start thinking about volunteering. Items for future consideration should be submitted in writing to the Board.

Treasurer's Report

Eileen Domer reported the following highlights and stated that detailed reports could be found in the Annual Meeting handout.

- . Dues would not be increased as we stayed well within budget on all items except for the Building maintenance and repairs. We were over by \$4,852.00
- . Total Income for July thru April = \$167,824.78
- . Total Expenses for July thru April = \$124,080.75
- . Monies needed for May and June, 2011 is approximately \$7,000.00
- . Possible carry forward to 2011-2012 is \$36,744.00

Budget for 2011-2012:

- . Legal expenses increased to cover anticipated cost of three foreclosures and title searches to update deeds and boundaries of the Common Land.
- . Hourly rate of pay was increased for the Ranch Hand and Janitorial person from \$10.00 to \$11.00 per hour. The Bookkeeper's salary was increased from \$600 to \$700 a month plus taxes (first increase in several years).
- . Fuel expense was decreased from \$9,500.00 to \$6,000.00 per year. While the cost per gallon of fuel has increased, our average cost for four years is \$4,820.00.
- . Line item for utilities was increased from \$2,150.00 per year to \$3,100.00 per year.
- . Ford 550 has 23 months remaining on the loan.
- . Line item for gravel has been decreased from \$60,000 to \$45,000.
- . Collections were less than FY 2009-2010. Presently, we have 8.6% that still owe the current year dues, which compares to 6.5% at the end of the last fiscal year. Six invoices were sent to landowners who are delinquent. Three lots have been sent to the lawyer for foreclosure. Eleven more liens were placed; there are now a total of 26 liens in place. Three liens have been released.

Budget Goals for FY 11/12:

- . Keep a budget with financial flexibility – e.g. \$10,000 contingency fund and reserve account to provide capital for the extra expenses.
- . Improve record keeping anticipating future budgetary increases.
- . Maintain a reasonable reserve for Capital expenses and replacement costs.
- . Educate landowners on how Association dues are collected by publishing the financial policy and procedure on the web site.

Financial reports included in the Annual Meeting Report are: (1) Fiscal Year 2010-2011(March and April, YTD and Budget 2010-2011 (2) One Income pie chart and two pie charts for expenses for July, 2010 thru April, 2011

Roads Report

Jerry reported on the maintenance and repairs for our heavy equipment.

- . John Deere 670B Grader – serviced 2 times, mounted tire, tire patch, snow chains on and hydraulic hose.
- . Dump Truck – brake shoes rear, front seals, two tires and rim repair.
- . Ford 550 Pick-up – tool box, shovel, signage, light bar purchase and installation, lumber, fire extinguisher and two chains.
- . Zetor Tractor – tire service, switches, service and clutch/brake service
- . Total of \$6,210 also includes minor repairs on the Stihl Chain Saw and Brush Hog.

The list of roads maintained/repaired and/or graveled included the major repairs needed on Bobcat (9/09 damage from the heavy rains). Other roads: Pinetree (road widened over wash area), Sagebrush and Fox intersection, North and South Lobo, Blackbear, Aspen Loop, Pinon, Culebra, Elk, Cottonwood, Sunflower, Buttonwood, Copperweed, Woodland, Wolf and Lakeview.

2,2719.4 tons of gravel was purchased for a total of \$54,334.75.

Two major projects for next year include Blackbear and Halcon because of full time landowners moving in.

Snowplowing was minimal last winter.

Linda presented a beautiful plaque to Jerry on behalf of TRLA for his excellence that he has brought to Timberlake in upgrading/maintaining the roads.

Commons Report:

Donny reported on the improvements, repairs and maintenance for FY 2010/2011.

- . Ranch House – constructed and installed built-in shelving for both Library Rooms; bathroom fixtures and hot water heater, floor tiling; new kitchen cabinets, commercial stainless steel sink and hand sink along with a new stove donated by the TNV, kitchen laminate flooring; dead bolts installed to replace padlocks; cedar fencing constructed to prevent driving over septic system; placement of donated TCC Ranch House sign and purchased miscellaneous items for kitchen and Historical Room.
- . Bath House – plumbing repair and upgrading (Well Room included) to meet code and installation of new furnace and duct work, misc supplies.
- . Well and Well Room – Two 400 watt Econo-heaters and thermostats installed to protect plumbing and paint over the winter.
- . Brush Pile – Timberlake Volunteer Fire Dept burned on 1/6 and 1/13/2011.
- . North and South Lake Gates and Fences – Repaired broken boards and repainted entire fence line.
- . Total cost = \$17,320.55 and 540 volunteer hours.

Equestrian Report:

- . Mary Jo reported that an Equestrian Easement Guidelines/Etiquette document was prepared and given to all TRLA horse owners.
- . Questionable easements were verified with landowners including the horse pasture in CCT. Stone cairns and flags were put in place by the Aspen Loop cul de sac easement. Repairs to trailhead signs will be completed during the summer of 2011.

Architectural & Maintenance Report:

- . Building Plans submitted and approved: 1 garage and 1 home.
- . Ten covenant violations were closed.
- . Four covenant violations will be closed by the end of the summer or on a plan.
- . One serious covenant violation with potential legal action.
- . Seven potential covenant violations.

Legal Report:

- . Cassutt, Hays & Friedman, P.A. in Santa Fe, N.M. continues to be our legal counsel.
- . Foreclosure process has begun on three lots and legal opinions requested by Board of Directors as of May 1, 2011 – cost \$2,424.

Communications Report:

- . Website – Roger Irwin and Tim Amsden were introduced as website hosts. David Skinner was also introduced as he continues to assist them by updating and maintaining the archiving of TRLA records. Website hits is hearing 57,000 (up 9,000 from the previous year) and TRLA hits is 5,100 (up 2,100). They provide an excellent service to TRLA.
- . Timberlake Times Newsletter – Fran and Duane Barbano were introduced and thanked for their continued expertise in publishing our newsletter.

Timberlake and Rosie Alerts:

- . An electronic alert is sent to landowners when immediate information concerning lost and found pets, Bear/Mountain Lion alerts, suspicious behavior, etc. needs to be sent out. If you wish to be included, contact Linda Pedersen or Mary Jo Wallen.

Volunteers:

- . Linda presented a plaque to Alan Burnam on behalf of TRLA for his many years of volunteer service (since 1983).
- . Many volunteers in attendance were introduced.

Three scrap books in the Yellow Room capture a lot of the volunteer work at the Ranch House, Common Land, etc. Over 1,200 hours were volunteered to complete the Ranch House renovation over a two year period.

Miscellaneous:

Joty Baca was introduced and provided some history about the Ranch and announced that he was proud of the work that the present group of landowners has done.

Nancy and Wayne Ramm presented TRLA with a scrabble type picture (included TRLA street names) to celebrate our spirit of volunteerism.

Linda announced that Donny and Jolene Parry had donated the metal sign to recognize the TRLA Community Center.

Donny motioned to recess the meeting until 1:00 p.m. and Jerry seconded.

Meeting was reconvened at 1:35 p.m.

Pam Mansperger reported that the Ramah Post Office was conducting a survey on the rural boxes by the Fire Dept. One more week is available to fill out the form. If a form is not filled out, the box will be issued to another person. There are at least 20 boxes that appear to not be in use. Two more cluster boxes have been approved; but no date has been set for installation. Alice Bybee thanked Pam for her help in recent concerns over service at the post office.

Don Parry and Alan Burnam are working on accessibility for those with disabilities.

Question: What can we do about speeding?

Answer: The Board has tried all they can to encourage people to slow down. The bottom line about our roads is that until we need a bus route (10 or more children), nothing much will be done. Lee Haygood has been in contact with Congressman Pearce's office and he was told that the BIA doesn't have that section of the road in their inventory. The Board drafted a letter that was included in the Annual Meeting packet so that landowners could voice their opinion. Hopefully, a good number of letters will be or have been sent in to our legislative representatives.

Question: How much does it cost to grade?

Answer: Jerry responded that Cibola and McKinley Counties have come in a few times this spring and BIA once. We save a lot of money in TRLA and therefore, can spend some time and money on grading the BIA section once or twice a month. McKinley County has brought in some of the recycled asphalt findings. There was some concern that the BIA had been given back to the Federal Government. This rumor was false. Anna Peno said the BIA is not in her inventory, but David Skinner said that it was previously in the inventory. The BIA has over 300 miles to maintain. There is a snow plowing agreement in place between McKinley and Cibola Counties. McKinley will plow from Highway 53 all the way back to the Box S and Cibola plows an area in Bluewater.

Question: How about the asphalt findings?

Answer: Jerry responded that he could have gotten 3-4000 tons last year, but the cost of trucking it to Timberlake made it cost prohibitive. New gravel is ½ the cost of the asphalt findings (with all costs included). This summer the chip and seal process will be applied on Highway 53 to Grants.