

## **Timberlake Landowners Association 2015 Annual Meeting Minutes**

Board members present: Steve Wills, Nancy Ramm, Linda Shoppe, Ron Schali, Don Parry, Sharon Axtel

Not present: Clint Burleson

Meeting called to order by Steve Wills at 10:30 a.m.

Don Parry gave the invocation and pledge of allegiance

Quorum was established with combination of proxies received and landowners present at the current meeting.

Steve Wills introduced the board members and thanked the volunteers for the past years support of TRLA. He also thanked Vita for her articles in the Gallup Independent newspaper

Linda Pederson thanked Roger Irwin, David Skinner and Tim Amsden for establishing and maintaining the TRLA website and that the board had agreed to begin hosting the site. A plaque was presented to the three with Tim present to accept.

Minutes from the 2014 annual meeting; a motion to approve was made and then seconded. The motion was unanimously approved.

**Treasurer's report:** Nancy Ramm reported that income for the year is 174666.70 and expenses to date are 141239.00. Dues will remain the same. The 2015-2016 budget increases by \$10000 to cover increased road maintenance costs, legal fees and a raise for the bookkeeper.

**Communication report:** Linda Shoppe setup a Facebook page for TRLA under the name of Timberlake ranch landowners association. The newsletter was published three times with the next issue coming out in July. Members who receive it electronically (email) will get a color version while the mailed version is black and white. Wayne Ramm is the new Webmaster for the TRLA website. The classified page will be removed due to liability issues. Rosie alert is an email alert system for missing or found animals.

**Liens and Foreclosures:** Linda Shoppe reported that past due accounts are down by 8% from the previous year. We currently have one lot in foreclosure and one lot that sold by silent auction. TRLA owned foreclosure lots offered this year have a \$15000 minimum in order to cover the costs of foreclosure.

There are currently 6 lots in foreclosure proceedings and 15 liens have been placed while 10 liens were released.

**Demographics:** Steve Wills reported: TRLA covers 7000 ac with 167 residents- 61 fulltime, 14 part-time. 3 homes are under construction

**Architecture report;** Steve approved 8 home plans this year, 1 garage 1 Ramada 3 covenant violations and 1 working complaint with no legal fees incurred

Nancy Ramm explained that the board uses Google docs for TRLA data  
The July law enforcement forum was well received and will be repeated in the future.

Forest guild received a grant to help clean up overgrown lots in the McKinley County part of TRLA homeowners pay 10% of the \$1000 per acre cost. Forms for applying are provided today. Funding is limited so first come first served.

New state laws for HOA's require that the board provide TRLA financial information when sale takes place. A form is provided for this.

**Commons report:** Don Parry reported the ruins trail parking lot on Cloh Chin Toh was improved. Both counties are doing a better job of keeping the main road in shape. The workroom was remodeled and will be used as a craft room now. Side roads continue to get fixed up and graveled for fire safety. A lien was placed against TRLA by Clawson excavation from Utah for work done for the Ramah Land and Irrigation Company. Our attorney is working on getting this error corrected  
A lake land committee was formed and is looking into what rights TRLA has concerning the land that is part of the lake.

**Roads:** Don Parry reported the following; fences rebuilt by cattle guard  
Fence by the ranch house will get barbwire this year to keep cattle away from ranch house area. Burn pile was moved away from Crawford property. The pavilion now has water and electricity and was painted. Thanks to Tom and Darlene for painting  
Thanks to Bill for mowing around the ranch house.

Almost all roads now have been rocked. We used 300 tons this year and several culverts were repaired. Dirt was hauled to side roads that needed soil before adding rock. Roads worked on included Black Bear, Road Runner, Sagebrush, Conejos, Cedar, Aspen Loop, Pinetree, Calebra, Cottonwood Loop, Sunrise, Shore Cliff, Woodland, Lobo and South Shore. Jack Mansperger and Elvin Lewis did snow plowing. Gravel will be put down on Timberlake Road by McKinley County this year and next year.

**Trails report-** Clint was not present – Ron Schali reported that Clint was working on getting trail information on to the website. A landowner asked about getting emergency reflective numbers replaced when needed. Don said he would look into that.

Steve Wills explained that there are three board positions open and that Don, Steve and Shawn Bowler have agreed to fill the openings.

Steve thanked the Timberlake Fire Department for their work.

Lt. Hall from the Cibola County Sheriff's Department presented information to the

members concerning crime and other emergencies. He also gave the number for Cibola County for getting the rural emergency address (285 2515) and left brochures for members.

Don parry showed members the new AED de-fibulator, which is now part of the ranch house emergency kit.

Q&A landowners:

1. Landowner wanted to know if it is ok to build a green house without a permit. Steve Wills said it is ok.
2. Landowner asked about what to do about TRLA lake area- Steve Wills said the Forestry Guild would be cleaning up the brush and a committee is investigating use regulations.
3. Lt. Hall stated that OHV's could only be driven on roads with a maximum speed of 10 mph by housing, around pedestrians and by animals.