

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
APRIL 16, 2011**

ATTENDANCE: Board members Eileen Domer (by speaker phone), Linda Pedersen and Mary Jo Wallen. Jerry Toellner, Gary Blum, Don Parry and Dale Spencer had excused absences.

Introductions & Announcements: None.

Linda Pedersen called the meeting to order at 10:00 a.m. Quorum established.

Secretary's Report:

Eileen moved to accept the minutes from March 26, 2011 and Linda seconded. Minutes approved.

Treasurer's Report:

Eileen presented the following for the month of March, 2011.

Income: **\$2,196.38**

Expenses: **\$3,769.00**

Significant expenses:

- Wages: \$276.00
- Liens: \$22.00 (Re-filed two liens for foreclosure accounts)
- Legal: \$253.00 (Lawyer fee for foreclosure/CC&R challenge)
- Buildings & Commons: \$404.00 (Purchase and installation of deadbolts in Ranch House, equipment for the Ranch House and Bath House)
- Pickup: \$163.00 (License plate renewal)
- Notes Payable on F550 truck: \$893.00

April expenses as of 4/15/2011: \$1,597.91 - title searches, foreclosure complaints on two lots; Cassutt, Hays & Friedman and \$335.50 for Ranch Hand wages grading side roads.

Collections:

The April invoice along with a pink slip was sent to landowners owning 74 lots. Landowners were also notified they are not "members in good standing".

Budget has been submitted to the Board. Assessment dues will not be raised in FY2011-2012.

The bank balance for the four accounts is \$176,268.50 as of 4/15/2011.

Roads Report:

Mary Jo reported for Jerry in his absence. All side roads have been graded in Timberlake and Cloh Chin Toh. Parking lot at the boat ramp has been graded. Sign at Oak and Sagebrush was repaired and put back up. New t post placed on Timberlake across from Sunflower. Chains on the dump truck and grader were taken off as well as the snowplow for the Ford pickup.

Architectural/Maintenance Report

Linda reported that no building plans were submitted since the March meeting.

After reviewing all outstanding violations following legal opinion from our attorneys, four violations were closed and six official violations remain. Three lot owners have stated they plan to resolve the violation issue. A demand letter has been sent to have the other two resolved by July 31, 2011. An exploratory letter will be sent on the remaining violation.

Verbal complaints have been received on five lots and letters were sent to owners to have the issue resolved or denied before official written complaints are received.

Commons:

Nothing to report.

Communications:

A correction to the Gravel report published in the March, 2011 Timberlake Times will be prepared and the retraction given to David Skinner so he can put on the website.

Old Business:

1. CCT 74 update – Linda spoke with Mark DePauli. He suggested we hire someone to prepare a title search in Los Lunas since we won't find anything in Cibola County. Linda will ask Mr. DePauli for a referral.
2. Bath House upgrade – Linda reported that the plumbing is done and the furnace should be in around May 1st. Shower valve needs to be replaced (apparently wrong size) since there is a drip when trying to turn off. Repair will be completed as soon as the new part is received.
3. Ceiling Insulation – Linda is still pursuing because of playing telephone tag.
4. Bid for refinishing floor – Cornelius' bid of \$900 was accepted and he will be out June 5-7.
5. Policy Manual overhaul – Hard copy was given to Dale, Don, Gary and Jerry about a week ago. Mary Jo will follow-up with everyone sometime after Easter. Final copies should be completed prior to Annual Meeting.

New Business:

1. Bylaws/Enforcement of 10% late fee/July 1st of next Fiscal Year – Because of the excessive time and cost involved with trying to collect past due accounts, we agreed to enforce this fee. Eileen will prepare the wording so that it can be included on the pink slip in the Annual Meeting packet. Eileen, Linda and Mary Jo will review on 4/27. The pink slip will also indicate that dues are not being raised. The 10% fee will be effective August 1st after dues are one year late.
2. Remake of Timesheet/Maintenance Log – Mary Jo gave Jerry the revised timesheet on 4/14 with the intention that we try it for a while and then revise again if needed. Jeremy felt that the addition of all street names would be a big help to him. Don Parry reviewed a week ago and did not have any changes. We will hold off on the preparation of a separate Maintenance Report for now (Jerry had a 2007 form, but it needs to be updated). The new timesheet does address a few maintenance issues.
3. Newsletter bids – Three bids were received and two are being considered. More information will be needed. Decision tabled.
4. Annual Meeting and Packet/Form Letter – Linda, Eileen and Mary Jo will meet on April 27th.
5. Fiscal Year 2011/2012 Budget Discussion/Approval – all Board Members have received their copy. Budget was calculated on income from 743 lot owners @ \$230 for a total of \$170,890.00 minus \$13,671 for 8% doubtful accounts for Total Income of \$157,219.00. Fuel was increased, Gravel budget decreased from \$60,000 to \$45,000, Ranch Hand and Janitorial pay was increased to \$11/hour from \$10/hour, Grader wages were not increased, Utilities increased. Total Expenses are \$166,173.00. Difference between income and expenses is a negative (\$9,554.00), but this can be covered by reserves.

Landowner Input – None present.

Eileen moved to adjourn the meeting at 11:00 a.m. Linda seconded. Motion carried.

Mary Jo Wallen, Secretary