

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
APRIL 21, 2012**

ATTENDANCE: Board members Eileen Domer and Dale Spencer (by speaker phone), Linda Pedersen, Linda Shoppe, Don Parry, Jerry Toellner and Mary Jo Wallen. Landowner: Allen Burnam.

Linda Pedersen called the meeting to order at 10:05 a.m. Quorum established.

Secretary's Report – Mary Jo

Don motioned that we approve the minutes with the changes reported to Mary Jo this past week via email and Eileen seconded. Motion carried.

Treasurer's Report - Eileen

Eileen presented the following for March, 2012:

- Income = \$ 5,581.32
- Expenses = \$4,571.00

Significant expenses for March, 2012

- Postage: \$152.30 – stamps to mail March newsletter
- Newsletter: \$200.00 - layout
- Legal: \$419.00 – work on title for Woodland land swap
- Liens: \$110 – released four liens from 1992 & 1993 plus Cibola County notary fees
- Building Maint/Repair: \$315.00 – purchased shop-vac and vacuum for Ranch House
- Ranch House: \$218.00 – tables
- Common Land Maintenance: \$108.00 – signs at lake gates
- Pick-up: \$163.00 – annual registration
- Tractor: \$163.00 – tire & inner tube, work at JRL
- Utilities: \$90.00

Collections: Pink slips were sent out with April invoices

Seven lots owe over \$1,000.00

- Five lots with lawyer for foreclosure

Delinquency as of 3/18/12:

- Nineteen: two to four years
- Thirty: two to one and a half years
- Twenty two: half year

Other:

- Still unable to locate owner of lot #010106M – lien placed

- Two liens released
- Seven new liens placed

Bank Balance as of 4/13/12 was \$238,508.00

Roads Report – Jerry

Jerry has checked all of the roads from the Box S to the cattle guard. Sunflower, Woodland, Buttonwood, Copperweed are all ok. Jerry will continue to check the rest of the roads, ie: CCT, to determine what needs to be put on the schedule. Rusty has been grading quite a bit with the Zetor. Jerry has graded Timberlake/Lobo to the bluff, Culebra, Aspen Loop by the arroyo, opened up the culvert and graded Pinion to Black Bear and Cottonwood from Sagebrush to Elk. Justin has been asked to gravel (1 ½" base course) Cottonwood Drive to full time resident and to another resident who has submitted building plans. Pinion to Quail will get more 2" gravel and the ditching has been done. Part of Sagebrush needs some spot gravel and either a 15" or 18" culvert close to the 25-30' wash needs to be installed. Rusty got trees off of Conejo and Sagebrush that were blocking the roads. Burn pile was cleaned up. Rusty will be asked to take trash to Zuni this next week. While Jerry is gone, Rusty will keep/use the pick-up. Jerry has also determined where some areas require the backhoe (Cedar from Timberlake). Rusty will be blading some of the roads without gravel. A current listing of landowner requests for gravel was given to Jerry.

A few more trees still need to be cut down on Aspen Loop to finish the project that was started last year. An adjacent TRLA landowner who is qualified (to cut close to power lines) is available if Jerry needs help.

C & E Concrete provided us with their current pricing as of April 1, 2012. Cost per ton plus the haul price both increased \$1.00 per ton. Our proposed budget for next year will be able to cover this increase.

Grader maintenance was performed by JRL – new batteries, filters, hydraulic fluid.

Architectural/Maintenance Report – Linda

Three building plans have been approved in the last 2 ½ weeks (house addition in CCT, two metal buildings (residence and garage) on Woodland and one new home on Cottonwood Drive.

There is one new CC&R Violation (residential/recreation use/storage, occupancy of RV's, two storage sheds). Landowner indicated in writing that building plans will be submitted by the end of May. Construction should start in August with completion in eight to 10 months. No objection was voiced, but situation will be monitored to ensure compliance.

Two other violations continue: (1) small residence/oversize sheds – one shed was removed – building plans are two years out. (2) abandoned foundation – lot was put back on the market 5/28/11. Three violations continue because of trailer storage on lot.

Commons – Don

- Chopper completed rock pathway between flagpole and RH side door and he put the three round tables together. The other six tables are already together. Shorecliff entrance has been cleaned up and fence re-wired. Old boards were removed. Brush still needs to be cleaned up and a possible re-grading in the area when Jerry returns. He also fixed a leak by the Bath House furnace door (outside at the junction of old pipe to newer pipe). Presently, Chopper is building a metal cover for the Bath House septic.
- Rusty installed the blinds in the RH.
- Don and Jerry still need to determine what needs to be done on the north side of the RH to establish wheelchair accessibility.
- Don and Linda have been investigating purchase of the Library screen doors. Cost will probably be \$180 apiece.
- Don would like to get the volunteers to paint (red) the fence on the north side of the lake.
- Don said we should consider purchase of a new zero turn lawn mower within the next two years. Present cost is \$2,500 - \$3,500.

- There are at least two people interested in the gate on Shorecliff Drive that need to be removed as part of the cleanup at this entrance to Shorecliff (remove for free).
- Rusty will haul the collapsed swing set to Zuni. Linda sent a letter to Ron Mansfield indicating it was damaged beyond repair because of the wind. Possible idea for the future is to purchase a simple swing set and slide.
- Jerry indicated he left some barbed wire by Ted's barn if it is needed.
- Jerry gave Don the extra keys for TRLA property and a key punch to number them (00 is used for equipment). Chopper (Contract worker) still has a number 1 key.
- Although the Trails Committee has not formally met, Don talked about the possible access off of Yucca to the Common area (see Mary Jo's comments under Old Business – Trails Update). If we construct a trail along the Commons by the Ridgeback, it might be too costly (one estimate is \$3,500 per mile) and it's at least three miles long. We need to determine if it can be done cheaper, and by whom? Will it even be used?

Communications – Linda

- Annual Meeting packets were mailed this past week.
- Once a draft is finalized for the Annual Meeting report, it will be sent to everyone for their review.

Old Business:

1. CCT 74 Update – Mr. Banner is no longer with Cassutt, Hays & Freidman, P.A. Mr. Hays indicated he will have feedback to us before the Annual Meeting.
2. Common Land Increase Update –Law suit has been dismissed. Title Insurance has been received. DePauli's estimates for two surveys are: (1) – Gish Strip = \$5,000 (east and west boundary) (2) Woodland resurvey/split = \$8,000 with TRLA paying half and landowner paying the other half. After much discussion, it was decided that the Gish Strip survey wasn't really necessary at this time since we can work out a workable boundary for the burn pile area with the adjacent landowner. Also, since we are not ready to build an equipment storage building in the immediate future, this survey can be deferred. Don and Linda will investigate further for another survey company that might provide a more reasonable cost for the Woodland survey.

99% of the road to the lake is actually on private property. It is possible that the next Board might want to pursue getting the road dedicated to Timberlake to avoid any future easement problems if present landowner would sell property.

3. Trails Update – Mary Jo indicated she has been unable to speak with either Larry Winn or Streider Brown to get an estimate of the cost of building a trail. However, Rhett Renoud thought that the amount was around \$3,500 per mile. Trails Committee has not met, but one landowner indicated he would be willing to check out the trail by the horse easement on Cottonwood sometime in the near future. Mary Jo also asked Linda if the surveyor doing the Woodland swap could provide extra markers so we know exactly where a trail might be accessed in that area.
4. Cell Tower Update – Linda spoke to Daniel Reid, Executive Office of Verizon Wireless, who indicated he would look into the problems we are having in Timberlake. Linda also filed the official request with Verizon for a potential tower site.

New Business:

1. Changing Lien Process – The Board agreed that we would leave the process as is, which is after a landowner is delinquent 18 months.
2. Keys for Fire Dept. – The Fire Dept. recently cut the lock in order to access the Burn Pile. Any Wilson has requested four keys (one for each Fire Dept. Vehicle). This is to prevent the Volunteer Fire fighters from having to break TRLA property during an emergency. Jerry motioned that we provide the Volunteer Fire Dept. with the four keys as requested by Andy Wilson and Don seconded the motion. Motion carried. Mary Jo will provide the four keys along with a notice that they are responsible for any lost keys at a cost of \$15 apiece.
3. Approve Budget for 2012/2013 - After verification of the cost of gravel and legal fees, Don motioned that we approve the budget for 2012/2013 and Jerry seconded the motion. Motion carried.

4. Quote on Survey of Woodland Lot and Gish Strip from DePauli Engineering – see #2 under Old Business.

There was also some discussion about Juniper because the existing road actually goes thru some private property. Further discussion is deferred until after the Annual Meeting; since one of the new Board Members who has been nominated lives in that area and has considerable knowledge of the situation.

5. Annual Meeting – Everyone will be in attendance and it was suggested that everyone show up no later than 8:30 a.m. since Registration starts at 9 a.m.

Don motioned to adjourn the meeting at 11:40 a.m. Jerry seconded. Motion carried.

Respectfully Submitted
Mary Jo Wallen, Secretary