

**TRLA BOARD MEETING  
TCC RANCH HOUSE – 10 A.M.  
APRIL 20, 2013**

**ATTENDANCE:** Board members Clint Burleson, Don Parry, Linda Shoppe, Steve Wills, Mary Jo Wallen and Jerry Toellner (by speaker phone). Landowners: Linda Pedersen and Nancy Wills

Steve called the meeting to order at 10:12 a.m. Quorum established.

**Introduction/Announcements - None**

**Secretary's Report – Mary Jo**

Don motioned that we approve the March 16, 2013 minutes. Linda seconded. Motion carried.

**Treasurer's Report – Linda**

The detailed Income & Expense report as well as the March Narrative will be posted on the website. Linda presented the Collections highlights for the month of March, 2013:

**Collections: (Percentages are figured on total lot count of 743)**

- YTD 2012-2013 – 90.3% or 671 lots are paid in full with 9.7% or 72 lots being past due for a total of \$15,647.93.
  - 7 lots owe between \$48.38 to \$104.87
  - 48 lots owe between \$118.43 to \$329.75 (4 liens in place)
  - 13 lots owe between \$368.21 to \$952.45 (9 liens in place)
  - 4 lots owe over \$1,000 (liens are in place on all four lots). Legal counsel began foreclosure proceedings on three of the four lots.
- YTD collections for prior years going back to 2008 amounts to \$10,896.57 (\$339.43 was collected during the last month). \$8,842.24 is still owed for prior years. Grand Total of all past dues is \$24,490.17.
- One lien was filed in March. Two liens are on hold because landowners have made a substantial payment and have indicated a desire to get caught up.
- Of the four foreclosures that were sent to our legal counsel in March, two are questionable and further research is in process. On one it was discovered that the bank had already foreclosed on the property and on the other there is a question because the title company has no record of our lien filing. (It was discovered this past Tuesday, that although the lien was on file with Cibola County, we went ahead and filed a new lien with current information for added protection.)

**Roads Report – Jerry**

- Gravel has been ordered for Ash, Woodland and spot gravel on Yucca.
- Rusty will pick up a compressor for the Zetor in Albuquerque. Grader and pickup are running fine. New blades need to be picked up for both the Zetor and the grader this summer. The Zetor may be used to pull up some of the old street signs. Old signs will be stored at the Ranch House. Deer Run needs to be graded again before gravel is ordered.
- Jerry, Don and Steve have begun research on purchasing a new tractor (New Holland/Ford, Kubota, John Deer, Massey Ferguson and Cat). Tractor should have at least 85 horsepower, hydrostatic controls, pto shaft capability, heavy duty frame for snow plowing, etc., Kubota 8560 to M950 series appears to meet requirements. Preliminary costs are from \$44,000 to \$65,000. New or almost new is preferred over used with lots of hours. Financing may or may not be needed since we have an equipment fund in place.
- Mary Jo and Jerry will prepare a letter to McKinley County about road conditions for Steve's review and signature.

- **Architectural/Maintenance Report – Steve**
- Covenant violation discussed last month should be resolved by 5/30/2013.
- No new plans or covenant violations submitted.

#### **Commons – Don**

- Lumber has been purchased (\$923) for the Work Room and Office ceilings. Work will begin on 4/21. Tarps will be placed over furniture in the Office, which will be done first.
- Grass seed and steer manure has been spread from the Work Room to the fence with more to be spread, watering, etc.
- Bath House thermostat needs to be in one of the bathrooms since it is right by the door to the furnace room with no insulation and an open vent. Therefore, it's been running all the time since the weather turned cold again. As a result, Don turned the temp way down. Don will get a box for the thermostat. Pop off valve for the hot water heater will be replaced since it was stuck.
- Re-attached the lock for the well. We had to take it off and take to the locksmith so the keys we had made recently could be fixed without question.
- Old picnic tables will be moved to some areas around the lake.
- Need to get screen door hung in the Rock Room and replace two doors to the Snake Room. They'll have to be made since the size is not standard.
- Gravel/ditching project by alcove needs to be finished.
- Snake Room needs a cement floor so it can be used for a more secure and dry storage area. Needs to be sealed better to keep the "critters" out. Lighting needs to be added and it's possible we could use the room to store old files from the Office. Barbeque grills could be stored out of the weather as well.

#### **Communications – Mary Jo**

- March newsletter was sent out on time. With Nancy Ramm's efforts we got about 60 more email addresses, which saved us time and money with less hard copies being mailed out. Next newsletter will go out in July after the Annual Meeting.

#### **Old Business:**

1. Re-affirmation of giving black water tank to Vol Fire Dept. - Andy Wilson recently advised Don that they would not use the tank if we kept it close to the Burn Pile. Mary Jo motioned to give the tank to another Vol Fire Dept (per Bill Wollman) for fire prevention purposes and if this falls thru, we will sell the tank ourselves and then donate the money to our Vol Fire Dept. Jerry seconded the motion. Motion carried
2. CCT 74 Access/Fence/Parking – Project is on hold until later in the spring/summer. Jerry will look at the area when he gets back in a few weeks so we can decide how big of a parking area should be constructed.
3. Juniper/Cuervo & Cattle Guard Surveys – Don has contacted Mr. Tresise, who should be able to get out in the next few weeks. Don has sent him plat information to review (2.7 acres from cattle guard, south on Timberlake and Unit 1 of Timberlake and road to the left of the cattle guard. Cattle guards can be 19' long up to 24' long like by the highway. However, we don't want too wide of a cattle guard since we want to encourage slower driving. Don is getting quotes from two precasters (Farmington and Las Cruces). Jim Amsler called Steve about gravel on Juniper to his property line. Once the survey is done it can be decided if any grading is needed before gravel is spread.
4. Internet Service – Don spoke to Cindy & Randy Blea. As soon as they return from vacation installation should begin. Hughes is pushing Gen 4, but it's questionable if it's available in our area. Steve received information from Randy about Gen Pro 5, with 5 meg being available vs. 1.5 meg for \$50 per month. If we go over our daily allotment, more coverage can be purchased. With internet availability during Library Day and interest increases, it may be an incentive to have the Ranch House and Library open on other days (weekend). Steve will encrypt the system and maintain password availability.

5. Zetor Tractor Replacement – discussed above under “Roads”. Don and Steve are planning a trip to Albuquerque and Belen to look at several tractor dealerships. Steve will also contact Dale Green, who works for Cat.
6. Budget – Moved to Executive Session. During the Executive Session, Jerry motioned that the FY2013-2014 Budget be approved. Don seconded. Motion carried.
7. Board Nominations – Nancy Ramm and Ron Schali are the only two nominees we have. Cindy McDaniel had to drop out for personal reasons.
8. Annual Meeting Preparation/Annual Report – Packet wording had to be changed to reflect the voting process with just two out of three nominees being available. Preparation has started and packets should be out in the mail no later than the 26<sup>th</sup>.

**New Business:** None

**Landowner Input:** None

Mary Jo motioned to adjourn the meeting at 11:09 a.m. Don seconded. Motion carried.

Respectfully Submitted  
Mary Jo Wallen, Secretary