

**TRLA QUARTERLY BOARD MEETING
TCC RANCH HOUSE NOON
APRIL 25, 2010**

ATTENDANCE: Board members Eileen Domer, Don Parry, Gary Blum, Linda Pedersen and Dale Spencer on speaker phone. Jerry Toellner absent. 5 landowners present.

Linda Pedersen called the meeting to order at Noon. Quorum established.

Don moved to accept the minutes from March 13, 2010. Gary seconded. Minutes approved.

Treasurer's Report:

Eileen presented the following:

Income: ***\$4,935.07***

Dues collected for: Current year: \$3,272.49

Previous year: \$1,662.58

Expenses: ***\$8,066.00***

Significant expenses:

- Legal: (negative)-\$2,581.00 settled foreclosure (total spent YTD \$3,892.69)
- Continued renovation ranch house: \$5,982.00 for sheet rock, electric heaters, building materials, Electrician and building contractor
- Fuel: dye diesel \$1,049.00
- \$5,500.00 down payment for 2011 Ford F550 Super duty Truck.

Notes payable = \$1615.00

Wells Fargo Commercial arranged to pay for truck. Terms: finance \$29,496.66
For 36 mos. @ 5.70%

Payment amt: principle & interest: \$893.34/mo

Snow plow, dump bed and lights to be will be an additional \$15,000.00

Collections:

Settled with owner sent to lawyer. Dues plus lawyer fees paid in full.

13 lots delinquent over two years

7 lots – delinquent one and one half yr

20 lots –delinquent one year plus interest

13 lots – delinquent 1/2yr plus interest

9 lots – still owe \$100 or less (approximately 8%)

Approximately 14 new liens will be placed in May

Liens in place: 10.

Roads Report:

Linda reported the following:

BIA section was done by TRLA on 3.23.2010.

Cibola Co. out on 3.30 and 3.31 to grade and repair bar ditches with sandbags.

McKinley Co on main Timberlake Road 4.5, 4.6, 4.12, and 4.13 cleaning bar ditches and culverts.

Architectural/Maintenance Report:

8 letters were sent on 4.5.2010 notifying landowners with sheds without primary residence that the committee will be validating if they fall within the 200 sq. ft. maximum allowance per the new covenants passed on July 31, 2009. These lots have had violations on record prior to the new covenants.

Commons Report:

Eileen reported that work continues on Ranch House with 166 hours of volunteer labor. Rewiring is complete and final inspection will be after fixtures in place.

Total spending on ranch house so far is \$11, 116.

Old Business:

1. Recap email/verbal voting on Contract 3 with Elton White.

All Board members present validated their unanimous affirmative vote given over the phone and by email.

2. Ranch House Tree Pruning:

Three bids were submitted for trimming the 8 trees after 5 contractors contacted. Don moved to accept Holiday Nursery's bid for \$1400 plus tax which included cleanup. Gary seconded. Motion passed unanimously.

3. 550 Truck Update:

No word as to arrival of truck. Insurance company contacted and premium cost will be about \$1800 which is only \$400 more than current pickup. Insurance will cover all the add-ons (plow/dump bed/lights).

4. Job Application forms:

Linda read over draft of Ranch Hand job application form and responsibilities. Discussion ensued on time sheets, tax deductions, inclusion of SS# on application form and background checks. Question came up if insurance company runs background checks. Linda will get with Eileen so that the form she has for TRLA employees will be in sync with Ranch Hand application form.

5. CCT 74

TRLA has not received any response from the State of NM Board of Licensure for Professional Engineers and Professional Surveyors after complaint filed in November of 2009 along with two subsequent emails. Plan of attack: See if legal section of Gallup Independent and/or Grants Beacon advertised the resurvey. Consensus was to get more information so that at the next Board mtg. we will know what steps to take and in the mean time send a follow-up letter to the State Board of Licensure with a certified letter with return receipt. We need to probably get a Title search done. Dale will try and contact university legal associate for their opinion in this matter.

6. Bathhouse Opening:

Linda reported that the bath house opening was delayed until April 10th due to weather and disinfection procedure along with broken line. Bathhouse was also shut down on April 22 and 23rd for rewiring of well pump and pressure tank.

New Business:

1. TCC Ranch House Use Approval

Event Request Form was submitted by Roger Irwin for use of Ranch House on 7.20, 9.21 and 10.19 from 7-8:30. There was unanimous approval.

2. 2010-2011 Budget Approval

Eileen presented the next year's budget. Discussion of various segments of proposed budget ensued Dale moved to accept the budget. Don seconded. Motion passed unanimously.

3. Welding on South Lake Gate

South gate is showing stress on hinge welding junction. Board agreed to have Jerry contact Jamie Lewis for estimate.

4. Inclusion of questionnaire for Annual Meeting/July Newsletter.

Mary Jo Wallen is preparing a questionnaire for annual mtg. She is putting in prepatory paragraph explaining road issues split between two counties. It will deal mainly with proactive approach to whom and when and where landowners are planning build in the next few years. It could include questions as to awareness of the covenants/bylaws/financial responsibilities. This questionnaire can help the Board set priorities in the near future.

Landowner Input:

None

Don moved to adjourn the meeting. Gary seconded. Motion carried. Meeting adjourned.

The Board immediately went into Executive Session.

Gary Blum, Secretary