

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
AUGUST 29, 2010**

ATTENDANCE: Board members Eileen Domer, Don Parry, Jerry Toellner, Linda Pedersen, Gary Blum, Dale Spencer (by speaker phone) and Mary Jo Wallen. 7 landowners present.

Announcements: (1)TRLA website maintained by David Skinner is running well and up-to-date. (2) Sagebrush auction is Tuesday with a minimum bid of \$10,000 for 10 acres and a cabin. (3) September 4th barbecue sponsored by the Volunteers will be from 5-7 p.m.

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

Don moved to accept the minutes from July 25, 2010. Jerry seconded. Minutes approved.

Treasurer's Report:

Eileen presented the following for the month of July, 2010:

Income: ***\$91,866.42***

Expenses: ***\$10,304.00***

Significant expenses:

- Meetings: \$471.00
- Wages: \$873.00
- Equipment Maintenance & Repair: \$576.00
- Fuel: \$994.00
- Gravel: \$3,626.00

Notes payable on F550 truck: \$893.00

Collections:

04 lots – balances over \$1,000.00

As of August 15, 2010, no payment had been made for this fiscal year on about 134 lots.

On September 1, 2010, 18% interest will be added for the previous 31 days of August on those accounts that have not made a payment. The interest formula will be presented in the next Newsletter.

The balance in TRLA's four accounts is \$183,241.58.

Eileen then presented the budget for fiscal year 2010-2011.

The budget was refigured since the membership meeting in May. Figures are based on the ytd totals for the past four years plus what the Board would like to accomplish this year. Dues will stay at \$230.00/lot. Income should be \$170,430 minus 8% for doubtful accounts plus income from eight guest members for a total of \$158,638.00.

Doubtful accounts have been 8% for the past three years.

Gravel budget was increased by \$30,000 – a 100% increase to accommodate the major repairs that need to be done on Buttonwood, Sunflower and Copperweed roads.

Notes Payable will be down from \$20,000/year to \$10,720 – down 46%.

Balance of the Ranch House renovation and Bath House replumb is budgeted for \$11,000 and \$2,000 respectively.

Wages were increased 26% from \$14,000 to \$19,000.00 because of a need to pay a person to plow snow this winter. In the past we budgeted for plowing snow but did not use the amount as members of the Board and other volunteers did the work without pay.

Equipment maintenance and repair was decreased \$3,000 from the prior year since the new pickup/dump truck will not require major repairs.

Total budget for expenses is \$183,241- \$24,605 higher than the expected income. This over budget situation plus any unforeseen expenses will be covered by the savings account.

The diligent collection of dues along with the conscientious researching of costs should keep the financial condition of TRLA from going back to the 2004-2005 crises when the association needed to sell two foreclosed lots in order to remain solvent.

Gary motioned to accept the budget for the fiscal year 2010-2011. Don seconded. Motion carried.

Roads Report:

Jerry reported the following:

Rock is needed on Sunflower, Buttonweed, Copperweed and Woodland.

Pinetree needs to be widened by the arroyo near Burnam's house because it is dangerous when plowing.

The south side of the lake will be worked on (if time allows).

Boat ramp will not be touched until next spring/summer.

Dump truck brakes are touchy (brake shoes were replaced) and is primarily used for picking up brush after trimming trees.

Don has an oscillator/spotlight for the new Ford F550. Caution yellow light and a shovel needs to be installed.

Architectural/Maintenance Report

Duane and Linda will measure the seven sheds in the next couple of weeks. Trailers in Yucca and Timberlake were removed before the deadline. TRLA was not mentioned in the most recent refilling of lawsuit from five years ago concerning Lot #021002M. There are no current violations on this lot.

Communications:

Linda reported that everything has been submitted to Duane and Fran for the newsletter. A question arose whether or not to include ads in the newsletter for lots for sale. We agreed that these type ads should be on the website only. If a person doesn't have website access, they can contact a Board Member and they can give information to trnews website editors. Ted (Ramah Realty) and Anita Davis (Davis Realty) have both retired. Nancy Dobbs is working with Sandia Peak Realty and has reported that three of her new signs have been stolen.

Three bids have been received for the kitchen and bathroom tile project. Everyone agreed to go with bid #3, Cornelius Redhouse.

Old Business:

1. CCT 74 update – nothing new to report other than the Beeler’s are waiting to hear about the August 17th meeting with the Board of Licensure. Dale indicated he might speak with a collegiate professional with expertise in this area for his feedback
2. Bath House, Upgrade /Kitchen Sink/Cabinets/Flooring/Rock Room/Bathroom fixtures – Bath House toilets need repair (new venting and toilet is not stable on the floor). Don is gifting a 17” toilet to TRLA and he bought a colonial style sink, scallop shaped mirror and plumbing fixtures for the bathroom in the Ranch House. Bathroom tile is finished. Hot water heater will be hooked up. Kitchen cabinets will be installed by September 27th and should only take one day to install at a cost of \$5,600.00 including counter tops. Linda will follow-up to determine if the cabinets go in first, then the backsplash, etc.
3. Jerry thanked Don for the new plaque on the rock outside of the Ranch House entrance.
4. New cedar fencing for the Ranch House cost \$180.
5. Lost Key Policy – we will keep the lost key fee at \$15 and will update the Policy & Procedures Manual. Mary Jo motioned that this policy be accepted. Jerry seconded. Motion carried.
6. Public Meeting Policy – On the third bullet point, we will include the words, “two weeks in advance of the meeting”. On the last bullet point, we will add the words, “Quorum must be present”. Mary Jo will make the changes in the Policy & Procedures Manual this winter while reviewing the entire manual. Eileen motioned to adopt the changes. Don seconded the motion. Motion carried.
7. Lake Gate update – left for Executive Session.
8. Ranch Hand Applications update – Jerry has received three applications and numerous phone calls requesting further information. Gary motioned that Jerry should have the flexibility to make the decisions about hiring a multi-tasked person who could work approximately 600 hours per year at \$10 (snow plowing budgeted at 260 hours). Mary Jo seconded the motion. Motion carried. Tom Merritt complimented Jerry on doing a better job than anyone else in managing/operating the equipment/road maintenance. Jerry will contact Jamie Lewis to determine if he would plow snow for Timberlake in emergency situations (ie: Jerry not available). Estimated cost is at least \$25 per hour. It was also agreed that Tom Merritt would be paid for grading the roads with the Zeter tractor.
9. Heavy Equipment Storage Building Estimates – it was agreed that we would wait until next spring and then put in next year’s budget. Cost should include a closed/locked building with enough space for a workshop, gravel floor and a woodstove or some sort of heat may be required for winter usage.
10. Ceramic heaters for the Well Room and Paint Room – it was agreed that the heaters should have a thermostat to maintain a 34 degree temperature. Linda will continue researching. Tabled for now.

New Business:

1. CCT Brand – Mr. Randy Eoff has the original brand and supposedly made a plaque with the brand on it for the Historical Room, although we have not had any recent contact. Billy Sanders can make us a decorative brand that we could use to brand the cupboards in the kitchen. If necessary, we could change the brand design just a little. Until costs are received, we tabled.
2. Mary & Ron Mansfield have donated a kid’s play set consisting of a sand box, slides and swings. It will be set up next spring/summer at the Ranch House.
3. Equestrian Etiquette Update – Mary Jo presented an overview of the guidelines and trail etiquette information that will be included in the next newsletter and to each horse owner in Timberlake. Several changes in wording will be incorporated before giving to each horse owner including Section 6.3.7 from our Policy & Procedures Manual. Mary Jo and Gary are in

the process of verifying easements/property lines with home owners. A trail from the lake to the Box S will be investigated for hikers/horseback riders. Linda will contact Continental Divide to inquire about the legality of horseback riders and hikers accessing the electrical easements. Kate Hammond complimented the Board for our quick response to the horse trespass issue on their property on Aspen Loop.

4. Treasurer's duties redistribution – Eileen will be relocating to New York at the end of the year. Eileen will continue collection efforts, budget preparation and updating the Policy & Procedures Manual. Day-to-day duties of picking up mail, forwarding documents to Mary Ray, key requests, etc. will be picked up by Mary Jo. Eileen's check writing privileges will be given to Mary Jo so that there are always two people available at the Ranch to write a check.

Dale mentioned that he believes he can get a 2.9% interest rate at a Credit Union on a \$50,000 money market account. He will bring the information next week. Presently, we receive less than 1% on our savings account.

Don mentioned that financials mean a lot to everyone and was glad that they are so accessible (published on the website, etc.)

Don asked about the TRLA presentation that Linda made to the State concerning the road improvements. The only suggestion provided was that if we had at least 10 children needing to ride the school bus, that we could then contact the School District.

Don agreed to take over responsibility for the Commons after Eileen leaves for New York.

Landowner Input

Suggestion was made that we should call the State Brand Inspection office to obtain more information about what can and cannot be done with the brand.

Clarification about the two week notice for non-landowners input/questions at Board Meetings was discussed.

Question was raised about burning the brush pile. Linda indicated a call would be made to Andy to determine when the brush can be burned.

Don moved to adjourn the meeting at noon. Jerry seconded. Motion carried. Meeting adjourned and then went into Executive Session.

Mary Jo Wallen, Secretary