

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
FEBRUARY 16, 2013**

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

Steve called the meeting to order at 10:13 a.m. Quorum established.

Introduction/Announcements

Landowners were introduced.

Secretary's Report – Mary Jo

Don motioned that we approve the October 20, 2012 minutes. Clint seconded. Motion carried.

Treasurer's Report – Mary Jo

Mary Jo presented the following for January, 2013:

- Income = \$27,521.56
- Expenses = \$4,115.42
- Bank Balances as of February 14, 2013 = \$304,054.40

Significant expenses for January, 2013

- Liens & Notary Fees: \$150.00 (6 liens released)
- Operating Supplies: \$95.45 (25 keys)
- Ranch House/Community Center: \$175.65 (Framed NM Pioneer map)
- Insurance: \$735.00 (Worker's Comp & Liability and Bond)
- Wages: \$62.50 (Ranch Hand)
- Snow Plowing Wages: \$608.50 (2 people)
- Equipment Maintenance: \$39.00 (Zetor) and \$58.50 (Grader)
- Gasoline: \$173.45
- Utilities: \$94.24 (electric)

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

- Seventy-one lots (or 10%) owe longer than 18 months (As of January 31, 2013)
 - 48 lots (or 6%) owe between \$115.63 to \$354.87 (4 liens in place)
 - 19 lots (or 3%) owe between \$357.71 to \$925.30 (9 liens in place). Notification will be sent out in February to 9-10 landowners that they have 30 days to get caught up. Otherwise, liens will be placed in March.
 - Four (4) lots (or 1%) owe over \$1,000 (liens are in place on all four lots). Letters will be sent out in February and if funds are not received or payment plans not set up, they will be forwarded to lawyer for foreclosure by the end of March.
- YTD collections for prior years going back to 2008 amounts to \$10,055.36.
- 87% of current year dues have been collected YTD.

Roads Report – Jerry

- Several gravel requests have been received. Once the weather permits in the spring, we will begin spreading/grading the roads.
- New blades are needed for the Zetor and Grader sometime in late spring/summer.
- Rusty Richardson and Jack Mansperger have done a good job plowing snow this winter, especially Jack over Christmas when he handled it all himself.

Architectural/Maintenance Report – Steve

- One set of plans have been reviewed and approved for CCT12.
- Our lawyer has reviewed the violations of one landowner and we will instruct the lawyer to proceed with a demand letter for immediate compliance.

Commons – Don

- Board on the Bath House will be fixed.
- As soon as the weather permits, Chopper will start on the tongue & groove work for the Work Room and Office ceiling areas. Work for the Library will be addressed at a later date.
- Screen door needs to be hung in the Rock Room.

Communications – Mary Jo

- March newsletter articles need to be provided to Mary Jo by the first week of March. Because of the up-coming Annual Meeting, we need to get the newsletter out by the end of March so that nomination information can be provided in a timely manner. Steve will handle the President's comments on PHI, EMT response, etc. Nancy Wills is working on a "no seams" article. Linda Pedersen will provide an article on Dale and Audrey Bond interview and the Common Land (Woodland) article. Mary Jo will provide the Annual Meeting/Nomination information, bear reminder and Ramah Trail update. Nancy Ramm has already started and has some historical information from K Walling and some leftovers from the fall.

Old Business:

1. Reaffirmation of Christmas Bonuses – Don motioned that the bonuses that were approved via email on 12/01/12 be approved. Linda seconded. Motion carried.
2. Woodland – Everything has been finalized except for amending Exhibit A-2 in the Bylaws with the new tract information. Total Expense is estimated at \$4,951.82 for the 16.218 acres increase to Common Land in McKinley County. (Mary Jo needs to compare her figures with Mary Ray). The resurvey of Tract 4-A and 3-A combined showed a loss of approximately 4 acres from the original survey. TRLA now owns contiguous Common Land on the north and south side of the road to the boat ramp after the north gate.
3. Official Request for Road Maintenance/Gravel to McKinley, Cibola & BIA (Annually prepared letter to try and get funds in their Budgets) – Nothing was sent to the BIA. Cibola County did provide sand/cinders for the s curve per our request when we had heavy snows after Christmas. Gary Porter, Cibola County, indicated Amada Montoya would call back, but the call was never received. McKinley County never did contact us. Steve will follow-up.
4. CCT 74 Access/Fence/Parking – When weather permits Jerry will look at the area again to determine if a culvert is needed before we construct a parking lot.
5. Juniper/Cuervo Survey – By the time we sent the deposit to Mr. Tresise snow started falling. Don will follow-up with Mr. Tresise. Jerry indicated telephone lines may have to be moved. Clint reported that the other landowner in the area has plowed across other landowner's lots in order to get in and out of the area (it's easier to go across more solid ground next to the existing road that is in poor condition).

6. Zuni Mt. Trail Partnership Meeting - Steve, Don, Mary Jo, Nancy Wills, Nancy Dobbs and Pam Mansperger attended the meeting sponsored by the Mount Taylor Ranger District on November 7, 2012 held in Ramah. The map provided by the Forest Service indicated the proposed changes to trails. The closest trail to TRLA goes up the hogback from the trailhead area. The trailhead in Ramah should be completed this spring/summer since their grant money runs out at the end of 2013

Clint agreed to be the "contact person" if any landowners would want to work on constructing trails in our Common areas. Mary Jo will put an article in the March newsletter.

New Business:

1. Treasurer's Resignation/Replacement – It was agreed that Linda and Mary Jo would continue to cover the Treasurer's responsibilities until the Annual Meeting and then the position will be filled.
2. Nominating Committee for Annual Meeting – Clint will be the Chairman, but everyone will assist in getting at least three landowners to fill the open positions.
3. 2013/2014 Budget – Steve, Linda and Mary Jo will start the process in March and provide to the entire Board in April so that it will be finalized by the Annual Meeting.
4. Notary – the costs associated with having someone serve as a notary for TRLA is: NM Secretary of State application fee = \$20 for four years; bond is \$50 for four years and the embosser is \$60. Our insurance agent, Terri Harris, will handle everything for us. It was agreed that Mary Jo would serve as a notary for TRLA.
5. March Newsletter – discussed above under "Communications" section.
6. McKinley County Community Wildfire Protection Plan Meeting – no one was able to attend the meeting.
7. Keys vs. Card/Solar System – Lake Gates – Don reported that he did some research. Systems start at \$1,200 and up. One side gets a sensor for the gate to open and the other side gets a key pad. There is a huge liability involved because of the potential for theft/damage to the solar system and the possibility of the gate closing too soon (ie: when someone is pulling a boat, etc.) If/when Ramah Lake is privatized and we incur more problems, we may have to investigate again. In the meantime, everyone is encouraged to lock the gate at all times. Don, David Shoppe and Allan Burnam check in the evenings during the summer and close it quite often.
8. Cibola Street signs (elimination of old Timberlake signs) – Don reported that some of the new green signs (past the cattle guard) are not double-sided. The tractor probably will be needed to pull the old posts out. Once weather permits we will determine if work is performed by a volunteer or our Ranch Hand.

Landowner Input:

Roger Irwin (via Mary Jo) indicated that items for the website are needed.

Don motioned to adjourn the meeting at 11:30 a.m. Jerry seconded. Motion carried.

Respectfully Submitted
Mary Jo Wallen, Secretary