

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
JULY 25, 2010
MEETING MINUTES**

ATTENDANCE: Board members Eileen Domer, Don Parry, Jerry Toellner, Linda Pedersen, Dale Spencer and Mary Jo Wallen. Gary Blum absent. 2 landowners present.

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

A special thank you was extended to Don Parry for the donation of the beautiful TRLA metal sign by the Ranch House. Also a special thanks to Pat & Allen Burnam and Eileen for finishing the painting of the fencing by the lake gate.

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

Treasurer's Report:

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

Income: ***\$1,866.48***

Dues collected for: Current year: \$1,204.02

Previous year: \$ 274.00

Interest: \$ 336.00

Expenses: ***\$18,084.00***

Significant expenses:

- Annual Meeting: \$335.00 for food and phone card
- Audit: \$5,704.00
- Legal: \$240.00 for faxes, filing fees, Special Master's fee and copies for foreclosure resolution cost
- Continued Renovation Ranch House: \$4,583.00 for electrician, plumbing and building supplies, lighting fixtures
- Land Maintenance & Repair: \$1,650.00 for tree trimming and welding lake gate
- Tractor: \$1,229.00 for services at JRL plus repair of hydraulics snowplow

Notes payable: \$2,508.00 final grader payment, new Ford pickup plus interest

Collections:

04 lots – owe \$931.00 - \$823.05

08 lots – delinquent over two years

06 lots – delinquent one and one half years

16 lots – delinquent one year plus interest

14 lots – delinquent ½ year plus interest

12 lots – still owe \$77.89 and less

Twelve (12) new liens placed in May

Total liens in place: 18

Eileen then presented income and expenses for FY 2009-2010 June and end of year July, 2010:

Income:	June	Year End
Current Year:	\$ 69.16	\$ 159,661.10
Previous Year:	\$.00	\$ 4,809.85
Assessment Fee Woodland:	\$.00	\$ 690.00
Key Income	\$ 15.00	\$ 217.00
Donations:	\$.00	\$ 350.00
Finance Charges:	\$ 249.00	\$ 3,163.00
TOTALS:	\$ 333.16	\$ 168,890.95

Expenses: June: \$6,014.00 Year End: \$158,929.75 + \$21,153.00 cash payment & add on F550

Total year end expense: \$180,082.75

Expenses were 6.62% greater than Income.

Significant expenses for June:

- Legal: 0
- Wages and Taxes: \$958.00
- Building Maintenance and Repair + Land Maintenance and Repair: \$954.00 – dark sky exterior flood lights, lumber for fence repair and rental of sky trac to trim trees
- Grader: \$578.00 – tire patch and new rim from JRL
- Gravel and Road Maintenance & Repair: \$1,567.00

Notes Payable: \$894.00 for F550 loan – Total amount financed \$29,496.66 @ 5.6999% for 3 years

Significant expenses for the fiscal year:

- Audit: \$5,715.00
- Legal: \$1,361.00 (we did receive reimbursements)
- Insurance: \$8,087.00
- Ranch House Renovation: \$29,779.00
- Equipment Maintenance and Repair: \$6,169.00
- Roads – gravel, maintenance and repair: \$49,467.00
- Purchase of F550 pickup: \$41,215.20 + tax, minus \$8,000 trade-in = \$33,215.20 + \$15,652.55 for add-ons = Total of \$48,867.75

Notes Payable: Total paid = \$19,819.00

Collections:

Total liens in place = 18
Lots owning over \$1,000.00: 04

Bank Accounts as of 7/24/2010 = Deposit: \$ 68,541.15 (Dues are coming in really well)

Blue: \$ 27,652.84 (bank transfers \$9,500.00 each month to this account
So we can pay monthly bills)

Reward: \$ 1,519.93
Savings: \$ 76,422.14 *
TOTAL: \$174,422.66

*We earn 2.5%. Eileen will transfer approximately \$26,000.00 into the Savings and will determine if a higher rate can be obtained since the balance will be over \$100,000.00.

Roads Report:

Jerry reported the following:

All roads have been graded and work performed on ditches all the way to the Box S.

Work will continue on Deer Run and Sunrise.

Since the main crusher at C & E has been down for two weeks, Justin has hauled some loads of gravel to Bluebird (Eileen said it's been at least six years since this part has had any gravel).

Pine Tree from the Knowles residence to Elk will receive gravel.

Pinon from Timberlake to Black Bear will receive #2 gravel.

Culebra needs to be packed down before gravel can be added (Zwerg's plan to be here thru the winter).

Jerry is looking for a roller.

As more people move in to Timberlake it will be necessary to widen a lot of the side roads and decisions to cut trees will ultimately be made by the Board.

Architectural/Maintenance Report:

Linda reported that building plans for three homes and one shed have been approved since April. Sheds less than 200 sq. ft. don't have to be approved. State requirement is 120 sq. ft. Concerning violations Duane and Linda need to go out and measure several buildings and send out more violation notices. The camper violation on Yucca has until 7/31 to be corrected. Some discussion pertained to the concern that some landowners have to haul water because of dry wells.

Commons Report:

Eileen reported that upgrades and improvements to the grounds and Ranch House are continuing through the combined efforts of contractors, volunteers and Board members.

Additional plumbing parts were purchased to replace broken fittings on the water pressure tank and to install the kitchen sink. A new electric stove/oven was purchased by the volunteers for the Ranch House kitchen. It will be installed after new flooring has been installed.

Volunteers placed and repaired sign post broken during the winter.

The broken fence railings by the north late gate have been replaced with new lumber. Volunteers white washed all the fencing. South Gate fence still needs to be painted.

Mansperger Electric installed new "Dark Sky" exterior lighting outside the Ranch House. The new low wattage lights provide illumination while not interfering with our beautiful night skies.

Jerry Toellner topped two of the elm trees shading the Ranch House. All the trees will look great next spring.

A sign was placed on the CCT74 lot.

Thirteen additional keys to the lake gates and bath house were purchased. The "Key Policy" will be included in the next newsletter and on the web site.

The entrance to the Ranch House is now decorated with a new flag pole flying the nations and the states colors and a beautifully carved metal sign donated by Don Parry.

Bath House plumbing should be upgraded this fall.

Talked about putting together a list of available/qualified handymen. Several names were provided. Further discussion was to be provided under Old Business.

Communications:

Linda reported that the newsletter is due out in August. Some of the articles are: Billy the Kid, Ramah history, cedar knats, large predators, guns and fireworks, ATV's, Probing Questions (from the recent questionnaire), Internet vs. Antenna service and all of the other normal items of interest and financial reports.

Old Business:

1. CCT 74 update – registered letter was sent, but no case # has been assigned yet. The situation will be addressed at the August meeting of the Board of Licensure and two other private individuals.
2. TRLA Job Description and Application Form for Ranch Hand

It was agreed that the Ranch Hand job description and application forms would be posted on the bulletin board. There is no guarantee of how much work, but \$5,000 was budgeted for the year.

New Business:

1. Rock Room – Linda suggested that six panels with wood frames (two layers of batting with various Indian/Western/Southwestern and Fishing designs) be used to keep sound from bouncing off the walls. Cost is estimated at \$300-400. It was decided that we should put this on hold until the Ranch House is finished.

Bath House – Paul Chavez is suppose to give us an estimate on plumbing (toilets are not flushing right).

Kitchen/Cabinets – A small sink needs to be installed separate from the main sink for washing hands. The Home Depot estimate for cabinets was \$3,112 without installation. After much discussion Jerry said that he would check with Gonzales out of Grants for a comparable estimate and design (old, rustic and ranch type) for the kitchen cabinets.

Flooring – Several estimates will be received and a determination needs to be made if a belt sander is more or less appropriate than a rotary sander. Linda will call Larry Mansperger and get the name of the person that he used at their home. Robert Sandoval was also suggested (he is licensed and bonded). Dan Boler wants to donate \$100 to pay for rental of the sander. Tile will be used in the kitchen and bathroom.

Fencing at the Ranch House – Chopper has a friend who works with old cedar fencing. Dale Spencer indicated he would send Linda a list of companies who specialize in old wood. A continuation of the present style fencing would cost more than the cedar, but Linda will do more research and contact Chopper's friend for his ideas/costs.

Jerry indicated he still needed to get a quote for insulation in the Ranch House. Blown-in should be less expensive than rolls.

Linda passed out some information on ceramic heaters (hopefully one can be installed in the Well Room and one in the Paint Room). Cost is \$114.95 and temps can be kept at 50 degrees.

2. Lost Key Policy

A problem has been encountered with landowners losing their gate key/keys. How should the keys be replaced? The current policy says that each landowner may only purchase two keys. We do not have a policy for lost keys. We sell the keys at cost. Keys are not provided to landowners behind in their dues. It was decided that one extra key would be provided to landowners at a cost of \$15 when they lose their keys (again, must be in good standing).

3. Public Meeting Policy

Linda indicated that we do not have a policy on open board meetings. She will email suggestions that she received from a concerned landowner to all Board Members so we can discuss as Old Business at our next meeting in August. It was agreed that the Board should “always” control the meeting whether or not a landowner or non-landowner is trying to disrupt the meeting.

4. Wi-Fi for Ranch House

Eileen provided information from Hughes.net and Wildblue.net. with estimated costs and pros and cons of the two systems. This benefit could encourage more Ranch House usage. Mary Jo provided information about an antenna/repeater system that her husband recently installed. It was agreed that an article would be included in the August newsletter inquiring as to whether or not there was sufficient interest to proceed with this idea. Information and costs for all systems will be provided. It was agreed that this idea could also be put on hold until next year.

5. Copier Machine Service Contract

Linda announced that the copier had been moved from Barbano’s residence into the Ranch House and GBS (Gallup Business Systems) provided necessary maintenance for \$129. Eileen obtained an even better arrangement for quarterly maintenance with Bernard Sam at a cost of \$200 per year (parts not included). A few parts are still needed (fuser rollers). Don motioned that we accept this arrangement and Dale seconded the motion.

6. Storage for Heavy Equipment

Jerry indicated no progress had been made on this item since there is no money in the budget this year. However, he will obtain estimates for a steel building for future consideration.

Landowner Input

Linda said she had been approached by someone who suggested that TRLA have a logo. Alan Burnam suggested that the Volunteers conduct a contest for a TRLA logo. It was agreed that the Volunteers would sponsor the contest and prepare an article for the newsletter. The Board would have final approval. The logo could be used on letterhead, a flag and items for sale (caps, t-shirts, coffee mugs, etc.)

Landowner brought to the Board’s attention that the north gate to the lake is being left unlocked consistently. The Board talked in length of various options to try and correct the problem and will start with trying to educate and communicate with landowners as well as non-landowners.

Don moved to adjourn the meeting at 12:15 p.m. Jerry seconded. Motion carried. Meeting adjourned.

Mary Jo Wallen, Secretary