

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
JULY 14, 2012**

ATTENDANCE: Board member Jerry Toellner (by speaker phone), Don Parry, Steve Wills, Eileen Domer, Linda Shoppe, Clint Burleson, and Mary Jo Wallen. **Landowners:** Allen Burnam. Tom & Darlene Merritt, Nancy Wills and Susan Fisher

Don Parry called the meeting to order at 10:10 a.m. Quorum established.

Secretary's Report – Mary Jo

Eileen motioned that we approve the April 21, 2012 minutes (previously approved via email with prior Board) and the May 26, 2012 Executive Session meeting minutes as well as the Annual Meeting minutes from May 26, 2012. Steve seconded. Motion carried.

Treasurer's Report - Eileen

Eileen presented the following for June, 2012:

- Income = \$ 1,468.06
- Expenses = \$ 11,830.00
- Bank Balances as of July 7, 2012: \$ 209,734.36

Significant expenses for June, 2012

- Legal: \$2,253.00 consultation regarding property overlap issue, collection issues on three landowners
- Wages: \$ 467.00 Janitorial, road grading and Ranch Hand
- Ranch House: \$ 350.00 purchase of two screen doors and work on roads
- Common Land Maintenance/Repairs: \$ 180.00 chain saw blades and paint for lake gates and fence
- Tractor: \$ 916.00 lights, service on hydraulics, power steering, fittings
- Gravel: \$ 4,596.00 for Elk, Shore Cliff and Yucca
- Road Maintenance/Repair: \$ 1,352.00 work on cattle guard, Elk and Roadrunner
- Utilities: \$ 107.00 telephone, propane and electricity

Collections:

Nine lots owe over \$1,000.00

- Five lots with lawyer for foreclosure (Landowner making payments on four of the above lots)
- One will be sold by the State for taxes
- One lot pending - attempting to contact Landowner
- Two may need to go to lawyer at the end of the fiscal year

Other:

- Still unable to locate owner of lot #010106M – lien placed
- July invoice sent

Eileen presented the following for the year end report:

- Total Income = \$ 179,571.05

- Total Expenses = \$ 124,456.00
- Carry Over = \$55,115.00
- Spreadsheet will be on the website. We're in good shape for the New Year. Carry Over will be moved to the savings account, which means that we will have one year's worth of funds to cover any emergencies (ie: major road repairs if Volunteers/Ranch Hand aren't available or qualified). Legal fees rose 360% from \$3,000 to \$12,000 because of collections. Wages decreased \$2,000. Delinquency rate is down to 7% and amounts to \$13,000. \$23.00 has been added to landowners who were over one year late with no lien in place. Thanks to all the landowners who pay their dues.

Roads Report – Jerry

Without rain not much work can be performed on the roads. Culverts need to be checked and the remaining trees on Cottonwood Loop will be cut down by Rusty. Grading/gravel work on Monte Vista will be done when Jerry returns (weather permitting). Requests for gravel have been received for Ash, Sagebrush (hill area), Sunflower between Hilltop and Lambert's.

Architectural/Maintenance Report – Steve

Approved one set of plans for a house. Notified one landowner that they are past due submitting their house plans (due by May 31st). Further information is needed before we turn over to our attorney. Another letter needs to be prepared regarding a trailer violation. Board Member mentioned that a new carport is being constructed on Timberlake between Aspen and Cottonwood (Steve needs to verify because plans were not submitted). A ramada was approved.

Commons – Don

- Cattle guard has been cleaned out and Jerry installed pipe for proper ditching. Fence has been fixed with a farmer's gate.
- Fence on south side entrance to the lake has been repaired. No progress on removal of steel gate (Don will follow up to determine if interested person still wants it).
- Fence all the way down thru the pasture has been repaired.
- Fence by the Bath House has been straightened up.
- Screen doors were installed at the Ranch House. A screen door for the Rock Room will be purchased and installed.
- Dave & Linda Shoppe and Jack Mansperger cut the posts on the fence by the north lake gate entrance and painted part of the fence. More paint needs to be purchased to finish the project and two fence boards replaced. It looks great!

Communications – Mary Jo

- July newsletter was given to Shawna a week ago. She's been on vacation this week, so we should receive the first draft back from her by the end of next week. An article about the bear being trapped and information from Mark Bundren will be added.
- Allen Burnam reported that he just saw a fresh mountain lion track on Quail and Susan Fisher reported she has seen one on Hilltop. Allen asked if we could investigate the cost of bear proof cans that landowners could purchase. Don indicated we could look at this.

Old Business:

1. CCT 74 Update – This is now a dead issue since the Attorney General sat on the paperwork until it was too late. They are refusing to do anything on our behalf. Don said he would talk to our attorney to see if there's anything else we can do.
2. Common Land Increase Update –Survey has been completed; however, there are a few questions that need to be addressed with Linda Pedersen before we forward to Doug Decker, McKinley County Attorney, for his approval. Landowner is sharing legal fees, etc. with TRLA and our estimated cost at this time is \$3,600 - \$4,000. Mary Jo indicated that she spoke with Tim Amsden this morning. Tim spoke with the surveyor a week or so ago and indicated he had some concerns, but the surveyor mailed the paperwork to TRLA as if it were complete on July 12, 2012. The surveyor is Mr. Richard J. Tresise, Middle Earth Designs, LLC. Tim suggested that TRLA notify the surveyor that we will not be sending in

the paperwork to Mr. Decker until Linda returns at the end of the month. Mary Jo will send out a letter on Monday, July 16, 2012.

3. Trails Update – Mary Jo indicated no official Trails meetings have been conducted. Earlier in the week Mary Jo showed Clint Bureson where the horse easements were located and they discussed possible ideas for a trail up the cliffs behind the Cottonwood Loop horse easement. Within the next week or so we hope to get a few people together to hike this area and get their suggestions. It was suggested that we go ahead and set a meeting date for volunteers wanting to investigate the idea of trails thru our Common land areas, etc. Clint does have experience in building trails and indicated we could work on a few sections at a time.
4. Don read an article that recently appeared in one of the local papers. Secretary of the Interior Ken Salazar and Director of the National Park Service Jonathan Jarvis announced the designation of 54 trails as national recreation trails including, The High Desert Trail in Gallup. The High Desert Trail is the only trail in New Mexico to receive this prestigious recognition this year. We congratulate Adventure Gallup & Beyond for this recognition. Don indicated that we have decided it would not be in our best interest to partner with Adventure Gallup & Beyond.

Clint said he did hike some of the areas this week close to the cliffs and said there are several areas that would require a lot of work that would be expensive if we had to hire it done. He also indicated that the Continental Divide Trail and the Appalachian Trail aren't built wide enough in all areas for ATV's to come in with a stretcher in case someone got injured. We discussed the fact that our trails aren't that far from a side road, so it probably isn't necessary (Wolf made the suggestion at the Annual Meeting Q & A session).

New Business:

1. Carry Forward to Savings Account – Eileen recommended we move the whole \$55,000 to the savings account. Don agreed with the explanation that had he, Jerry and Tom Merritt not been available to fix the bad damage on Bobcat several years ago, it could have cost a huge amount for repairs.. Jerry made the motion to move the \$55,000 to the savings account and Mary Jo seconded. Motion carried.
2. Delegation of Duties – Officer positions were reviewed.

Eileen provided information from Nancy Ramm who suggested that we put our spreadsheets on google.com so that we could work in real time. It was agreed that Eileen would pursue this project with David Skinner and Nancy Ramm. All Board Members could have "read" access. Only Mary Ray, Eileen and Mary Jo would be able to "write or change" the information. It can be password protected.

Mary Jo reported that Nancy Ramm has expressed an interest in being a Board Member next year and has an interest in preparing the newsletter and taking on the Treasurer's duties. Nancy is hopeful they will be full time residents by next summer. If the Treasurer is not a full time resident, someone needs to handle the day-to-day activities for the Treasurer (Mary Jo volunteered last year and is continuing this year to help Eileen).

Mary Jo indicated that someone is needed to be in charge of the Community Center Event Requests. Steve Wills volunteered.

Landowner Input:

Tom asked if the lock for the burn pile gate had been picked up yet. Linda Shoppe volunteered to pick it up next week.

Allen asked about the lock on the north lake gate. Don reported that he lubricated everything and he will check again. Linda Shoppe asked if the lockbox could be taken down and Don said, Yes. Since we've given the Volunteer Fire Dept keys, it negates the lockbox.

Susan Fisher, 16 Hilltop, has concerns with the landowners at 28 Hilltop. Sue said she would have filed an official complaint about the covenant violations last winter, but thought everything was legal. Her main concern is about the noise made by six or seven barking dogs. She has talked to her neighbors and reported the problem to Cibola County Animal Control. It's possible the number of dogs could be a violation (we believe a kennel permit is required for more than six dogs). During the winter her windows were closed and it wasn't a problem. Now that windows are open, it is a concern. She reports other landowners have voiced this same concern to her. Sue wanted to know what the Board could do. Although sympathetic, Don indicated we could write a letter to the landowner indicating the concern, but our CC&R's don't allow enforcement. Her second concern is about the Firehouse lights. Don reported that we cannot do anything about their lights (they are exempt and lights are needed around the Fire Depot). He also reported that they will be installing a big water tank and an addition will be constructed to the building.

Sue said she would like to join the Board next year and wanted to know what she could do to learn more about Board activities. Don recommended that she attend all Board Meetings, read and re-read the By Laws and CC&R's.

Eileen motioned to adjourn the meeting at 11:15 a.m. Jerry seconded. Motion carried.

Respectfully Submitted
Mary Jo Wallen, Secretary