

TRLA Board Meeting

Meeting Minutes

July 21, 2013

Attendees

Board members: Steve Wills, Nancy Ramm, Don Parry, Linda Shoppe, Clint Burleson, Jack Mansperger, Ron Schali

Landowners present: Mary Jo Wallen, Nancy Wills, Nancy Dobbs, Carren Kangas, Jo garcia

Scribe

Ron Schali

Meeting called to order by Steve Wills at 10:00 am.

Committee Reports

- **Secretary's report-** approval of minutes board executive meetings on May 25th 2013 Don Parry made a motion to approve, Linda Shoppe seconded- approved by unanimous vote
- **Treasurer's report-** Nancy Ramm reviewed the current budget report with the board members, reported on cleanup and reorganization of the office and explained the streamlining she has done with the keeping of documents for TRLA on Google docs which is available to all board members in a effort to streamline the records keeping processes. Board requested a short training in how to access and use Google docs at a future meeting. Don has posted required employee information in the workroom and suggested the creation of an employee signature document attesting to the awareness of the posting of employee information.
- **Roads report-** Jack Mansperger updated the work completed and work in progress around the ranch- see also old business below.
- **Architectural/maintenance report-**Steve Wills reported that there is one set of building plans submitted and one complaint being processed.
- **Commons report-** Don Parry reported on improvements completed at ranch house such as painting, new locks, handicap ramp, t&g ceiling installed. will be using epoxy paint for floors in bath house and reinforce roof of storage area with 2x6 wall. Has the material for the pavilion to be built by fire pit.
- **Communications report-**Nancy Ramm will put out newsletter next week and requested help from board members to get mailing of the newsletters ready. Ron Schali said he is working with David Skinner to update the TRLA web page with the new board member information.

- **Old Business**

- CCT 74 access/fence/parking- parking area will be made smaller and road graveled soon.
- Juniper/Cuervo Survey-surveys have been completed, finishing up CCT and Cottenwood are the priorities for this summer.
- Zetor tractor replacement- waiting for Kubota to be delivered to dealer.
- wireless printer- after discussion of options, Don Parry made a motion to budget \$400 for the purchase of a printer/fax/copier and ink. Ron Schali seconded the motion. Motion passed unanimously.
- hughes Internet payment- Don Parry volunteered to get information on how to change billing to be billed directly to TRLA.

- **New Business**

- homeowners association act- Nancy Dobbs submitted a disclosure certificate and explained the new state requirement that TRLA will need to complete this within 10 days of request by a seller or buyer. Steve Wills mentioned that TRLA has until 6/2014 to register with the state and that there may be an annual audit requirement for which more information is needed.
- winter electric bill- questions about high cost of electric bills in the winter months were explained by Don Parry as probably due to electric heaters being used to prevent water pipes from freezing.
- reapproval of 2013-2014 budget- Nancy Ramm submitted corrections to the 2013-2014 budget. Don Parry motioned to approve the budget, Linda Shoppe seconded the motion. Motion passed unanimously.
- Linda Shoppe expressed concern about people trespassing on Commons land with ATV's chasing deer on the dry lakebed. It was suggested that everyone who sees this happening should report it to local sheriff dept. Maybe posting signs might also help.
- landowner questioned the placement of gravel on the non-TRLA portion of Lakeview Rd and asked about the cost. Don Parry explained that some grader work messed up the road so the rock was placed to make it drivable as many TRLA members use the road. Invoices have not been submitted yet from Justin so cost is not known at this time.
- update on old water tank at firehouse. Andy suggested TRLA find a location for it towards the Box S as a closer refill station for fire trucks being used in that area.

Adjournment

Don Parry motioned to adjourn, seconded by Ron Schali-
passed unanimously at 12:45pm

submitted by Ron Schali 7/26/2013

approved on ____8/17/2013____