

**TRLA BOARD MEETING
TCC RANCH HOUSE – 9 A.M.
MARCH 26, 2011**

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

Introductions & Announcements: None.

Linda Pedersen called the meeting to order at 9:05 a.m. Quorum established.

Secretary's Report:

Eileen moved to accept the minutes as amended (minor wording changes) from February 19, 2011. Jerry seconded. Minutes approved.

Treasurer's Report:

Eileen presented the following for the month of February, 2011.

Income: ***\$6,195.47***

Expenses: ***\$3,745.00***

Significant expenses:

- Wages: \$280 (primarily snow plowing/grading – 2 people)
- Fuel: \$1,472 (dyed diesel = \$1,404; gasoline - \$68)
- Telephone: \$58.00 (added conference calling)
- Liens: \$103.00 (accounting calculation for filing seven new liens and releasing one)
- Notes Payable on F550 truck: \$893.00

March expenses as of 3/17/2011: \$253.16 legal fees, Cassutt, Hays & Friedman and \$163.00 Ford license plates.

Collections:

03 lots – balances over \$1,000.00 (were sent to lawyer to begin foreclosure in March). Seven new liens were filed in February, 2011. One lien was released.

Currently there are 26 liens in place. Payment plans are in place for seven landowners.

Nineteen (19) lots are behind two or more years (comparable to last year) and 33 are delinquent one to one and a half years. Total amount brought in from both current and previous year dues is \$158,142.42 which is equal to the amount of \$158,636.00 budgeted.

The bank balance for the four accounts is \$177,116.72 as of 3/15/2011.

Roads Report:

Jerry reported that McKinley and Cibola County crews have recently graded and Timberlake is presently in good shape. BIA continues to be a problem since they haven't been out in years. Linda is in the process of finding out who we should contact in Rep Steve Pierce's office since the BIA turned the road back to the Federal Government. It was suggested that we prepare a generic letter concerning our maintenance concerns for this road and send it out to landowners via email system or in the Annual Meeting packet so the proper legal entity can be made aware of our concerns.

Work will begin using the Zetor tractor on the side roads. Yucca has already been done and it looks much better with the gravel pulled back up on the road. Ditches are in good shape. Pinon/Blackbear needs to be graded in preparation for gravel since landowners will be moving in full time this summer.

Linda received an email recently from a landowner who is requesting that improvements be made to Oak Drive.

Architectural/Maintenance Report

Linda reported that plans were approved for a garage on Oak Drive.

Legal opinion was received on course of action to the few remaining covenant violations. Four landowners will be resolving covenant violation issues this summer. This will leave one lot with major non-compliance. A demand letter will be sent with a deadline of compliance. If non-compliance continues, a suit will be filed to have the covenants enforced.

Board members have noted and been notified verbally of recreational vehicles being left on lots over the winter. Letters will be sent to landowners.

Commons:

Seven deadbolt locks were installed at the Ranch House.

Continental Divide left a pole over around Cuervo and Juniper and indicated we could have them. Gary Blum wants to use the pole to install a hitching post for horses at the Ranch House.

The question was brought up about a budget for the Common Grounds. Jeremy's wages are in Ranch Hand wages. \$3,700 extra is being budgeted for next year and will be put into the Wages category. If/when extra manpower is needed we need to be careful of Workers Comp concerns to ensure compliance.

Communications:

Linda proofed the newsletter and it will be assembled for mailing next Monday. Excel spreadsheet had to be taken out because of space limitations. Tim Amsden's gnat article is timely as well as the Continental Divide article on tree trimming since they will begin trimming in Timberlake in the next week (depending on weather).

Eileen will contact two businesses in Gallup to obtain bids on newsletter layout.

Old Business:

1. CCT 74 update – Linda recently received a response from the attorney. The conclusion is that further legal actions, surveys, etc. will be very costly. It was decided that we would ask Mr. DePauli for a quote to survey this area as well as the Gish strip by the Community Center (for potential placement of a building to house our equipment).

2. Bath House Upgrade – we agreed to accept Jeff Sanabia’s bid for \$1,000 plus parts (\$500-\$1,000). Jerry motioned and Eileen seconded. Motion carried.

We agreed to further investigate heating options (ie: shop type wall propane heaters and radiant heaters). Linda will contact both Messrs. Stephenson and McDonald of our decision. Mr. McDonald will be asked to provide another bid for these other types of heating solutions. If we use the econo heaters, we will need three and Jack Mansperger will need to provide an estimate for the rewiring. If security bars are needed to secure the econo heaters, these can be donated by a landowner.

3. Ceiling Insulation – Eileen motioned that we use Duke Insulation out of Albuquerque and that we go with the higher R rating. Jerry seconded. Motion carried.
4. Refinishing Floor – It was agreed that the two Library rooms only needed buffing and waxing. Linda will contact Cornelius again to obtain a revised bid.
5. Policy Manual Overhaul – Linda, Mary Jo and Eileen will review one more time and then a hard copy will be distributed to the rest of the Board for review. Mary Jo will also work on a revised time sheet that provides more details.
6. Fire proof cabinet was not purchased. It was agreed that we would spend \$65 to rekey the safe in the Office.

New Business:

1. Request for selling poppies at Annual Meeting – It was agreed that the landowner request to sell the VFW poppies in the parking lot before the Meeting and during lunch was ok. Donations will go to the Buddy Poppy Fund.
2. Pay raise for Mary – May has not had a raise since 2001. It was agreed that we would raise her salary to \$700.00 a month from the present \$600.00 a month (plus NM tax). Jerry motioned and Gary seconded. Motion carried. Raise will be effective July 1, 2011.
3. Elton White (Chopper) was asked to provide a bid on a metal door for the furnace area in the Bath House.
4. Padlocks will be collected and Jerry has the stamps for the keys/locks.
5. Old Camera location – Eileen’s house.
6. Mark Brunden, Game & Fish, asked to be included in our e-mail alert system so he can help monitor suspicious vehicles and animal concerns while he is on the Ranch.
7. A question was raised about the pie charts (appearing in March Newsletter) and what expenses are included in each category (Board, Communications, Legal, Financials, Accounting, Bad Debts, Finance Charges and Audit). Eileen indicated we would review during the upcoming Budget meeting.
8. Next Board of Director Meeting – April 16th at 10 a.m.

Landowner Input – None present.

Mary Jo moved to adjourn the meeting at 10:30 a.m. Jerry seconded. Motion carried.

Mary Jo Wallen, Secretary