

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
MARCH 17, 2012**

ATTENDANCE: Board members Eileen Domer and Jerry Toellner (by speaker phone), Linda Pedersen, Linda Shoppe, Don Parry and Mary Jo Wallen. Dale Spencer – excused absence. Landowners: Danny Montoya, Pat & Allen Burnam and Duane Barbano

Linda Pedersen called the meeting to order at 10:15 a.m. Quorum established.

Secretary's Report – Mary Jo

Don motioned that we approve the minutes and Jerry seconded. Motion carried.

Treasurer's Report - Eileen

Eileen presented the following for February, 2012:

- Income = \$ 8,378.10
- Expenses = \$4,071.00

Significant expenses for February, 2012

- Legal: \$483.00 lawyer for owner of Woodland land swap and \$503.00 Woodland land swap and advice regarding landowner in bankruptcy
- Office Supplies & Expenses: \$286.00 paper for newsletter
- Postage: \$45.00 stamps and postage for certified mailings
- Ranch Hand Wages: \$259.00
- Utilities: - \$91.00 – telephone and electric

Collections:

Seven lots owe over \$1,000.00

- Account returned to lawyer for foreclosure after failure to pay
- Four additional lots sent for foreclosure
- One pending
- County sent lot to State for failure to pay property taxes

Delinquency:

- Nineteen: two to four years
- Thirty: two to one and a half years
- Thirty-seven: half year

Other:

- Unable to locate owner of lot #010106M
- There are 19 liens in place

- Seventeen lots in position for lien placement if landowners do not pay by 3/31/2012
- Released four liens on lots where a lien was placed in 1992 & 1993

Roads Report – Jerry

Once Jerry returns to the Ranch and the weather cooperates, work will be prioritized (several landowners have submitted requests, ie: CCT, Pinon, Cottonwood Drive). More details are in New Business, #3.

Architectural/Maintenance Report – Linda

No official building plans have been submitted. However, it appears plans will be forthcoming for property on Woodland, Culebra and a house addition in CCT. One landowner wanted to build two metal buildings without any design plans and was subsequently told plans have to be submitted to the Architectural/Maintenance Committee before construction begins.

Commons – Don

- Don will continue to follow-up with Chopper concerning the work on screen doors and the walkway by the RH flagpole.
- Don indicated the condition of the playground equipment is not worth fixing.
- Don and Jerry will work on the north side of the RH to establish access that is wheelchair accessible.
- Don intends to purchase screen doors for the RH (Chopper has one screen door).
- Don purchased and delivered four tables for the Rock Room. Six green folding picnic tables and three round picnic tables have been ordered and should be available before the Annual Meeting. It was suggested that we put some of the rotten tables down by the launch ramp at the lake and/or sell to landowners who might want to fix them up.

Communications – Linda

- All articles were received in a timely manner and turnaround time with Shawna Compton was good. We got the newsletter mailed out Friday, the 16th as well as via email.

Old Business:

1. CCT 74 Update – Linda will follow-up with the lawyer in a few weeks since we are still waiting for their response. Linda met with Dick Beeler and the Zuni Tribal Council on Friday, the 16th. The Council was not aware that some of their property had been impacted by Mr. Lambson. The Governor of the Council, Arlen Quetawki, indicated he would talk to their realty people about the survey to determine if they had received a notice. If they didn't, he will contact their Solicitor of the BIA. The Council was also unaware of the archeological site on Dick Beeler's property.

The Governor suggested to Linda that they would consider having a "talk" at the Ranch House concerning the history of the Zuni's in our area (educational opportunity/activity at the Ranch House).

2. Common Land Increase Update – Linda indicated we are waiting for Judge Aragon to sign off. Once that is received, the property can be resurveyed, title insurance obtained, payment from landowner finalized and Doug Decker (McKinley County Attorney), will have to sign off on the change to the subdivision.
3. Trails Update – Mary Jo indicated she spoke with Doug Decker on March 8th to re-confirm that if private funds are used, we can keep our trail closed to the public. AGB and Gallup Trails 2010 have gotten a combination of funds – Fed money/grants and some private funds. We could use AGB as a gatekeeper with the stipulation that private funds would have to be obtained (this should eliminate the concern over a long term lease). Before the next meeting Mary Jo intends to contact Larry Winn or Streider Brown to get an estimate of the cost of building a trail (by the mile) with the help of the kids in the Ramah area. By using professional help we would be assured that erosion control and sustainability of the trail would be considered.

The question was asked about using TRLA funds. Mary Jo indicated that she was not suggesting that TRLA pay for anything, but that maybe it could be shared with private donors. Since the Trail Committee has not met over the winter, nothing has been done.

Mary Jo brought up one suggestion concerning the use of the Common area on Yucca. If the road was widened in an area to allow for parking a few vehicles, the trail could go south towards equestrian easement on Cottonwood Loop and then up the Mesa. Or, if a trail was built closer to the Ranch House, parking could be accommodated at the Ranch House. It was also mentioned several years ago that a kiosk could be constructed at Cedar and Conejo that would indicate trail locations.

4. Picnic Tables Update and Validation of Email Approval - Don ordered the picnic tables as mentioned in the Commons Report. The Board re-validated the email approval for this purchase.
5. Bankruptcies/Foreclosures – although the lawyer’s comments on this subject are still somewhat confusing, it was agreed that Eileen should send in the Claim of Debt (our lien against landowner who recently filed bankruptcy) so that it can be a record of the Bankruptcy Court. Eileen will ask Mary Ray if it is possible to take off these types of losses on our taxes.
6. Fire Ban Feedback/Bill Woolman Fire Marshall McKinley Co. - landowners are required to obtain a burn permit for open fires from our Volunteer Fire Dept (Wolf or Andy). Our Volunteer Fire Dept. cannot enforce violations – the County Sheriff should be called.

We are hopeful that the burn pile can be burned after the next storm that is anticipated this weekend. It was suggested that Rusty use the brush hog around the pile as a barrier.

New Business:

1. Review of Memo 3.6.12 from Banner Re: Collecting assessments during and after bankruptcy – Eileen indicated Mary Ray will add the 10% penalty in July if landowner is one year behind in dues. Linda will check the By-Laws to determine if we can shorten the 18 months to 13 months (lawyer indicated we should place our liens ASAP).
2. TRLA Stationery/Tables for Rock Room – It was agreed that we would design our own stationery and buy linen type paper. Duane indicated the sample we were looking at was a watermark buff.

As previously mentioned under the Commons section, Don purchased four tables for the Rock Room.

3. Priority Project Brainstorming List for FY2011/2012 and FY2012/2013:
 - **Roads (Inventory)** – Jerry and Don will prioritize work that needs to be done.
 - **Roads/Commons** – Linda Shoppe indicated she could possibly coordinate the removal of the gate to Shorecliff Drive with private individuals. Broken fence isn’t worth repairing. Jerry and Don will coordinate trench for better drainage at entrance on Shorecliff.
 - **Commons** – Don will obtain estimates for ceiling tiles and compare with sheet rock. Don will coordinate work on screen doors with Chopper, Bam Bam, etc. Linda Shoppe indicated that she and David would be willing to work on the Rock Room repairs. Linda Pedersen will complete the tapestries and Historic Room by the end of the summer. Don and Jerry will work on the Alcove area. The retirement party that was planned for April 1st is being deferred until nicer weather. Fire Box on the north side of the lake still isn’t fixed. Don will include this in the work list.
 - **Bath House** – Danny Montoya will place the handle on the Bath House north door. Resurfacing shower stalls and interior facelift of the phone area will be coordinated by Don.
 - **Land** – Gate in the pasture fence can’t be fixed until weather permits and the cattle guard is fixed. David Shoppe has volunteered to top off the railroad ties if we purchase the chain saw blades (estimate is 1 chain per 4 ties) and Linda Shoppe volunteered to paint the fence. Don indicated the swing set should be dismantled and thrown away. New playground set at Costco is \$800 (this can be put on our Wish List).
 - **Capital Investments In Future** -- Replacement of Zetor would be around \$50,000. However, it was also discussed that we could keep it for light ranch work (brush hog) and purchase a back hoe since there is a proven need for this type of equipment. Replacement of Ranch House Metal Roof would be around \$25,000 (present roof guarantee is nine years). Replacement of lawn mower within five years would be around \$2,000. Construction of Equipment Storage Building would be at least \$40,000.
 - **The Contingency Fund has a balance of \$135, 702.07 and could cover a lot of these capital investments. However, it was suggested that we always keep a minimum of \$50,000 up to a year’s budget in the fund to cover emergencies.**

4. Shop Vac & Vacuum – The shop vac and Electrolux bag canister have been purchased and will be kept at the Ranch House.
5. COLA Expenses – Eileen reviewed the attachment she prepared for Board Review. No one had any additional changes to the proposed Budget that was recently prepared by the Budget Committee.
6. Annual Meeting – Don suggested that the Secretary’s Report not be read during the Annual Meeting in order to save time. We will inform landowners (via the Annual Meeting packet) that it is posted on the website and handouts will be available at the Meeting.

Don motioned to adjourn the meeting at noon. Jerry seconded. Motion carried.

Landowner Comments:

Suggestion was made that we ask for more Volunteers at the Annual Meeting.

Respectfully Submitted
Mary Jo Wallen, Secretary