

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
MARCH 16, 2013**

ATTENDANCE: Board members Linda Shoppe, Don Parry, Steve Wills, and Mary Jo Wallen. **Excused absence:** Clint Burleson and Jerry Toellner. **Landowner:** Nancy Wills

Steve called the meeting to order at 10:00 a.m. Quorum established.

Introduction/Announcements - None

Secretary's Report – Mary Jo

Don motioned that we approve the February 16, 2013 minutes. Linda seconded. Motion carried.

Treasurer's Report – Mary Jo

Mary Jo presented the following for February, 2013:

- Income = \$4,818.17
- Expenses = \$449.80
- Bank Balances as of March 13, 2013 = \$307,136.02

Significant expenses for February, 2013

- Legal: (\$3,277.00) Re-classified Woodland expenses to Asset account
- Insurance: \$621.62 (Liability and Bond)
- Snow Plowing Wages: \$318.50 (1 person)
- Gasoline: \$297.24
- Utilities: \$649.73 (electric and propane for Bath House)

Collections: (Percentages are figured on total lot count of 743)

- YTD 2012-2013 – 88% or 654 lots are paid in full with 12% or 88 lots being past due for a total of \$17,908.66
 - 9 lots or 1% owe between \$4.79 to \$115.00
 - 59 lots or 8% owe between \$116.64 to \$359.78 (4 liens in place)
 - 16 lots or 2% owe between \$359.78 to \$938.09 (9 liens in place) Notification was sent out in February to 9 landowners indicating that they had 30 days to get caught up. Otherwise, liens will be placed in March.
 - 4 lots or 1% owe over \$1,000 (liens are in place on all four lots). Documentation was forwarded to legal counsel to begin foreclosure proceedings.
- YTD collections for prior years going back to 2008 amounts to \$10,557.14 (\$501.78 was collected during the last month). \$9,181.67 is still owed for prior years.

Roads Report – Mary Jo

- Rusty started grading Timberlake as well as the Cibola County maintenance crew since road is drying up.
- Mary Jo will coordinate with Jerry to get the list of where gravel will be spread between now and the Annual Meeting. Information is also needed for the Annual Meeting report.

Architectural/Maintenance Report – Steve

- Covenant violation discussed last month should be resolved by 5/30/2013.

Commons – Don

- Around the last week of March (weather permitting) Chopper will hang the screen door in the Rock Room and start the tongue & groove work for the Work Room and Office ceiling areas.
- Gravel/ditching by alcove area will be done this spring.
- Don will contact Mr. Tresise to determine when he can start the survey work needed on Cuervo/Juniper and by the cattle guard.
- Don will purchase grass seed to plant around the Ranch House area in April/May so grass is nice and green for the Annual Meeting.

Communications – Mary Jo

- March newsletter is done. Board agreed with Nancy Ramm's suggestion to not include the actual 3 meg file in the emails that go out to 300 or so landowners. It takes too much time to download. Instead, she will provide the link to the newsletter on the website in the email. Also included in this email will be a note reminding landowners that they have until 4/15 to submit Board Member nominations.
- Nancy Ramm is currently testing the data base so that we can print out the labels for mailing out the newsletters. Newsletters should be mailed out no later than March 29th.
- Mary Jo, Linda and Nancy Ramm will prepare a short survey/questionnaire asking for updated email addresses, phone #'s, residency status (full time, part time, recreational), possibility of using email vs. hard copy for the newsletter, etc. It will be included in the Annual Meeting packet.

Old Business:

1. Woodland Update – Mary Jo advised that the tax code information needs to be obtained from the Assessor's Office so that the chart in the P & P manual and By-Laws, etc. can be updated. Mary Jo will also double check that all deed/title information was received from Four Corners.
2. CCT 74 Access/Fence/Parking – Don needs to talk to Clint. Project is on hold until later in the spring/summer.
3. Juniper/Cuervo Survey – as mentioned above in "Commons", Don will contact Mr. Tresise to determine when the survey will be conducted. Cattle Guard area is being added to the survey request.
4. Internet Service – Don spoke to Cindy Blea and was told that we can get service installed whenever it's convenient. Don indicated he'd like to get it installed by early May so any bugs can be worked out before the Annual Meeting. Since Wildblue isn't taking on new customers, we will go with Hughes. Don will also ask when G4 will be available in our area. Mary Jo asked that Don obtain the monthly on-going costs for next year's budget.

New Business:

1. 2013-2014 Budget – all Board Members need to provide any extra dollars for special projects within the next few weeks to either Linda, Steve or Mary Jo. Plans are to get started on the budget during the last week of March so that it can be reviewed at the April Board meeting.

Don said the funds in this year's budget for Buildings & Commons should be sufficient to cover the work being done this spring (insulation in RH ceilings, screen door, etc.).

Instead of putting the \$30,000 that is anticipated to be left over in this year's budget into the savings account, it was decided that we would use this money towards the new cattle guards and related fencing/landscaping.

Nancy Wills indicated that the Volunteer group wants to approach the Board about funds to build a shaded canopy to house the new barbeque grills (similar to a pergola).

Zetor replacement funds should be included in budget since Ford 550 will be paid off in April. Mary Jo will talk to Rusty about the transmission problem to see if he fixed it.

2. Annual Meeting Preparation/Annual Report

- a. Don is getting the appreciation plaque.
- b. Mary Jo is ordering all the office supplies needed for the Annual Meeting packet.
- c. Linda Shoppe will coordinate with Nancy Wills and/or Linda Pedersen about the food requirements.
- d. Mary Jo will coordinate the Registration Desk.
- e. The guys will coordinate setting up tables, microphone, etc.
- f. Steve, Linda and Mary Jo will coordinate the Annual Meeting report.
- g. It was agreed that the Treasurer's Report would consist of highlights since copies of the Treasurer's Report and prior year's Annual Meeting report will be available at the Registration Desk.

Landowner Input: None (Other than N Wills' comment about the shaded canopy fund request in the Budget discussion)

Mary Jo motioned to adjourn the meeting at 10:55 a.m. Don seconded. Motion carried.

Respectfully Submitted
Mary Jo Wallen, Secretary

