

**TRLA QUARTERLY BOARD MEETING
TCC RANCH HOUSE NOON
MARCH 13, 2010**

ATTENDANCE: Board members Eileen Domer, Don Parry, Jerry Toellner, Gary Blum and Linda Pedersen. Dale Spencer excused absence. 2 landowners present.

Linda Pedersen called the meeting to order at Noon. Quorum established.

Don moved to accept the minutes from October 24, 2009 and February 20, 2010. Jerry seconded. Minutes approved.

Treasurer's Report:

Eileen Domer presented the following:

Income: ***\$\$4,665.71***
Dues collected: ***Current year: \$4080.71***
 Previous year: \$0
Expenses: ***\$6,538.00***

Significant expenses:

- Legal \$145.00 (emails, foreclosure)
- Continued renovation ranch house: \$2440.00 Electrician (total spent on the Ranch house this fiscal year = \$12,997)
- Tractor: \$741.00 service at JRL/ welding snowplow

Notes payable = \$1615.00

Collections:

- One account with lawyer in foreclosure
- Will send out "pink reminder slips", "Plan to place a lien on your lot" and notification to "Members not in good standing" on April 1, 2010.
- Approximately 14 new liens will be place one lien to be released.
- Liens in place: 10.

Roads Report:

Jerry Toellner reported the following:

The roads are a mess and deteriorated from last fall. Nothing can be done until the roads dry as you can't plow mud. Zetor tractor will be taken in to repair interior cab heating/cooling control module, window bracket and plow hydraulic cylinders.

Architectural/Maintenance Report:

- One house and porch addition approved.
- All violations still on record were compared to the new covenants. There still are problems with about 8 lots that contain structures that may be either oversized sheds or undersized residences. Letters will be

going out to owners that the board will need to measure and work with them in clearing up the potential violation.

- Landowner notified of trailer storage on lot and will comply by removing them by the end of July 31st.

Commons Report:

1. Eileen reported that work is continuing on Ranch House and will need volunteer work this summer to complete finishing work.
2. Don volunteered to clean and do maintenance on all the propane wall heaters in the ranch house.

Old Business:

1. Recap email/verbal voting on Truck purchase, Christmas Bonus, Demolition and Renovation Contracts 1 & 2: All Board members present and absent validated their unanimous affirmative votes given over the phone and by email.
2. Ranch House Well Policy:
After landowner input via email and public meeting held on February 20th, adjustments were made to feedback.

The following uses are allowed in descending order:

1. Supplying the ranch house and bathhouse.
2. Emergency use by landowners in case of personal well and/or pump failure. The landowner would be required to present the Board with a plan of action to remedy the situation within 14 days.
3. Maintaining plantings and grounds on common areas.
4. Recreational use (such as camping), as long as the water is not used for human consumption.
5. Other occasional uses if approved in advance by the board of Directors.

The following uses are not allowed:

1. Commercial purposes, including but not limited to gardens, livestock, and construction.
2. Potable water

Eileen moved that the Board accept the proposed well policy with an implementation date of June 1, 2010. Gary seconded. Motion passed unanimously.

Jerry moved that we do nothing for now with the water rights adjudication which was choice #1 from legal advice. Don seconded. Motion passed unanimously.

3. Tree trimming quote resubmission:

Linda has not yet acquired the quote. Tabled.

4. New Truck Update:

New shipment date is now April 5th by rail. There will be no incentives as a 2011, but the cost was a \$1000 less than last year's model. The dump body and the plow are not from Ford and TRLA will try to pay cash for this. A three year loan is preferred which would be a continuation of the same budget line as grader as it will be paid up in May.

5. Ranch House Roof Insulation:

Jerry feels that ceilings have to be braced up and insulation put in the roof. We need to get a quote as to the cost of blowing in insulation versus rolling it in. Jerry will call Albuquerque to see the cost difference. Contractor had insulated the "historical room" and "bathroom" ceilings. The Board would

need to get a quote from the contractor to do the other ceilings. It was agreed to run two 220 electrical lines for heaters in Rock Room even though there is no need to purchase at this time.

New Business:

1. Board Advisors & Confidentiality Procedure Approval:
Jerry moved that the Board accept the Board Advisors and Confidentiality document and that it be used for current, future and previous Board members that are used in an advisory position. Don seconded. Motion passed unanimously.
2. TRLA Covenant Violation Complaint Form Approval:
Eileen moved to accept the new Covenant Violation Complaint Form with the amended insertion of Article/Section to the type of violation. Don seconded. Motion passed unanimously.
3. Approval for purchase of fixtures (bathroom/lights/ceiling fans, i.e.) for the ranch house:
Jerry moved that we approve \$1500 for miscellaneous items for renovation project. Don seconded. Motion passed unanimously.
4. Inclusion of questionnaire in April mailing for Annual Mtg.
The questionnaire would ask the Landowners what they thought were some of the issues the Board should take on and to give the Board an idea as to what their future plans were for their Timberlake properties i.e. when were they planning to build, were they going to move here permanently? The board could use the information to plan and budget road updates. After some discussion consensus was not to include a questionnaire, but perhaps have one at the Annual Mtg. for landowner input.
5. Submission of Request for 3.3 Million for Upgrading Main Road:
Linda reported that the paperwork had been submitted to Congressman Teague's Office for FY11 Appropriations. This is the Wilson & Company Engineers & Architects Feasibility Report issued on January 16, 2006. There will be article in March Timberlake Times with all the information.
6. Bathhouse Reopening:
The April 1st opening may be delayed depending on weather conditions and possible plumbing repairs and disinfection procedure. There are still a few things outstanding with plumbing contractor that need to be completed when weather accommodates.
7. Eileen reported that draft audit report has been returned for Board approval. There were a few notes made on the modified cash basis (TRLA uses this accounting system) versus GAAP standards that only recognize accrual system. Mr. Moore is mandated to say this on his report. There was an absence of land sale amount which was configured into 2006 which he felt should have been documented in the year which he audited. For TRLA to change to the accrual system it would mandate increased bookkeeping hours which he directly observed when meeting with Mary Ray. The IRS dictates accrual accounting systems for any entity making over 3 million dollars/year and for agricultural production. TRLA does not fall under either of these. Don moved to accept the audit. Gary seconded. Motion carried unanimously.
8. Eileen will talk to Continental Divide about setting up an "averaging electric bill" for TCC Ranch House.

Landowner Input:

Landowner recommended that the Board put out a wish list for items that are needed for the ranch house.

Eileen moved to adjourn the meeting. Don seconded. Motion carried. Meeting adjourned.

The Board immediately went into Executive Session.

Gary Blum, Secretary