

TRLA ANNUAL MEETING
May 25, 2013
Timberlake Community Ranch House

Steve Wills introduced Don Parry who gave the Invocation and Wayne Ramm who gave the Pledge of Allegiance.

Mary Jo Wallen announced that a quorum was established.

Steve Wills introduced the current Board of Directors: Steve Wills, Don Parry, Mary Jo Wallen, Linda Shoppe, Jerry Toellner and Clint Burlison.

Steve then introduced our special guests: Lt. Governor Steve K. Boone of the Zuni Tribe; Roger Irwin, Tim Amsden and David Skinner for their development and maintenance of the Timberlake Ramah News website; Justin & Robert Boeff, Justin's Earthworks; Wolf, Ramah Volunteer Fire Dept Rep; Rusty Richardson, our Ranch Hand who maintains the roads; Elton White, Jeff Neidhardt and Elvin Lewis, outside contractors working at the Ranch and all the volunteers who helped put the Annual Meeting together. Steve also asked that we keep Linda Pedersen in our prayers because of a recent death in her family.

Wolf announced that we are in Stage 1 fire restrictions and that Stage 2 would probably be announced during the first part of June. He reported that he and Andy had already warned some recreational campers of the fire restrictions because of a comment that was made disregarding the restrictions. He also reported that the new 40,000 gallon water tank can fill a tanker in four minutes. **(Check with Wolf)**. Timberlake Ranch VFD14 will be painted on the tank. Plans are still underway to add another bay so all of their equipment can be housed inside. \$500,000 has been spent on recent improvements. Wolf also announced that he had PHI applications and stressed the importance of this helicopter service for emergencies. A company called Care Flight is working on the possibility of offering their services in our area. The cost of a flight to Flagstaff is \$56,000 and Albuquerque is \$40,000.

Jerry Toellner motioned that the 2012 Annual Meeting minutes be approved. Second by Linda Shoppe and motion carried by the Membership.

The **PRESENTATION OF THE YEAR END REPORT** started with the **BUDGET REPORT by Mary Jo Wallen**. Current year statistics are as of April 30, 2013.

• TOTAL INCOME FOR JULY 1, 2012 THRU APRIL 30, 2013:	\$172,978.39
• TOTAL EXPENSES FOR JULY 1, 2012 THRU APRIL 30, 2013:	\$ 83,373.90
• ADDED DEPRECIATED ASSETS: CLUB CADET LAWN MOWER:	\$ 2,800.00
• EXPECTED EXPENSES FOR MAY & JUNE, 2013:	\$ 90,000.00

BUDGET OVER RUNS for FY 2012-2013:

- Board Member Mileage - \$170.90 (Increased amount of trips for legal purposes)
- Real Estate Taxes - \$1,000.00 (Foreclosure – but once lot is sold, funds will be recouped)

BUDGET FOR 2013-2014 – Approved by the Board on April 20, 2013. **Dues will remain at \$230.00. The line by line spreadsheet is included in the Annual Meeting Report.**

- **TOTAL INCOME: \$160,298**
- **TOTAL EXPENSES: \$186,551**
- **TOTAL DEFICIT: \$ 26,253**

Major Expense Categories – Reasons for Increases

- Outside audit firm needs to conduct an audit since it's been since 2009 \$ 7,200.00
- Legal expenses should increase over FY 2012-2013 because of increased liens and foreclosures \$18,000.00
- Buildings & Commons – major cattle guard project anticipated – carry forward amount from FY 2012-2013 will cover this expense \$27,000.00
- Increased Ranch Hand Wages by 1/3 & maintaining grader budget at high levels to cover emergencies \$10,000.00
- Increased Dyed Diesel by 1/3 in anticipation of increased workload \$ 1,800.00
- Internet Services added \$ 960.00

COLLECTIONS:

- **7.3%** or **\$13,985.75** is still owed for current year dues compared to **9%** last year.
- **\$8,453.64** is still owed for prior years (2008 to 2011). As of 4/30/13, \$11,285.17 was collected for prior year dues.
- **Total of all Past Dues = \$22,439.39**
- **Three** lots are with the lawyer for foreclosure. **Two** lots were foreclosed on by a bank and we are attempting to collect our past due dues. The one lot that TRLA foreclosed on last year has until August 5, 2013 for the landowner to pay all back dues, attorney fees and back taxes. If funds are not received, then we can begin the process of listing the property for sale.
- Landowners declared bankruptcy on two lots.
- Liens are in place after 18 months or more delinquency. This year **8** new liens were placed for a total of **24**, which are **4** less than the prior year.
- **17** liens were released. **1** from 2002; **3** from 2006; **5** from 2010, **1** from 2011 and **7** from 2012

CONTINGENCY FUND

The Contingency fund was divided into four areas this past year, with each item having \$47,500 earmarked for:

1. Building Fund (metal roof replacement, storage facility for equipment, etc.)
2. Equipment (Zetor replacement)
3. Building Emergencies
4. Common Land Emergencies (if a road(s) were to wash out again like what happened in 2008, we no longer have capable volunteers to repair the damage).

It was also decided by the Board that funds could be transferred/earmarked for more than the one-fourth that was allotted for each separate fund. For example, if the Zetor tractor replacement costs \$75,000, we could go ahead and spend more than the allotted \$47,500 since there are sufficient funds available.

SPECIAL THANKS TO EILEEN DOMER FROM THE BOARD

It was a very sad day December 13, 2012, when Eileen Domer informed us that she needed to resign as a Board Member and Treasurer of TRLA. Eileen has some serious health issues that she's dealing with, but we're happy to report that she's doing pretty well. She and Tim are back living in the Southwest and are enjoying being grandparents to a sweet little girl.

Eileen held the Treasurer's position for 5 ½ years and during that time the financial stability of TRLA increased because of her tenacity in collecting past due assessments. Eileen never gives up. In fact, you could almost say that she's related to the "Energizer Bunny".....she just "keeps on going". Eileen's contribution to the Board's activities was always conscientious and honest. She has a "questioning" mind, which is a good thing when the best end result is needed for the benefit of Timberlake.

When Volunteers were needed, Eileen was always there too - with a paint brush in hand, cleaning up at the Ranch House, re-wording flyers or newsletters, washing dishes, or being a server at one of our Volunteer Events. She is a Woman with many talents!

Mary Jo Wallen said, "I had the pleasure of working with Eileen for the last three years while serving on the Board. Eileen is one of those persons who will be a "friend for life". We all look forward to seeing Eileen and Tim back at Timberlake real soon."

DEMOGRAPHICS by Steve Wills

Timberlake Ranch covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1--10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

Number of Lots according to Subdivision:

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

TRLA Common Land: There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100' narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 909 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west. 16.2 acres of land after the north lake gate was added this year (donation and land swap).

As of May 2012, Timberlake landowners (577) reside in 29 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona (42%), followed by New Mexico (35%), and then California (9%). There are 146 homes in Timberlake. Of these, 60 are fulltime residents, 27 part-time residents, and 59 considered recreational. Included in the recreational group are homes that are vacant, for sale, rentals, in a foreclosure process or a combination thereof.

BOARD OF DIRECTORS' REPORT – by Mary Jo Wallen

Board Meetings were held in May (after the Annual Meeting), July, August, September, October, February, March and April. In addition to all of the projects reported elsewhere in this report, the following tasks were achieved by your Board:

1. Investigated bear proof cans and provided information to landowners in the August newsletter.
2. Began implementation of sharing our financial documents, etc. on GoogleDocs so that Board Members can review more easily. During the next fiscal year more documents will be added. The three financial spreadsheets prepared by Mary Ray, our Bookkeeper, will also be included. This will improve our efficiency by having real time financial information.
3. Steve Wills volunteered to be in charge of the Community Center Event Requests.
4. New Fire Ban Restriction signs and a "Sorry Burn Pile Temporarily Closed" sign purchased.
5. Initiated a policy to annually communicate with both McKinley County and Cibola County Road Department Managers. Purpose is to encourage more maintenance activities (proper grading and gravel) in deteriorating areas and requested that funds be allotted in their 3-5 year plans.
6. Hughes internet was installed at the Ranch House on 5/23. Contact Steve Wills for access.
7. Removed steel gate on Shorecliff (south side of the lake) and cleaned out culvert by the entrance to "No-man's" land.
8. Purchased a 54" Club Cadet lawn mower with zero turning radius for \$2,800 plus tax and warranty.
9. Decision was made to improve access to CCT 74 (ruins on our Common Land). Work was delayed because of weather. Project will begin during the summer of 2013. Project will include a parking area and fence across the front of the property to discourage ATV's and other vehicles from driving thru the property.
10. Pioneer New Mexico poster/map was purchased for display in the Rock Room.
11. An additional 16.218 acres of Common Land was acquired as a result of a donation and a minimal outlay of funds. It allows us to have contiguous Common Land bordered by US Forest Service land on the north side of the road past the North Lake gate to the boat ramp. Thanks go to Jerry Reidhead, Carol West and Lucia & Tim Amsden for their generosity.
12. Cibola County spread 300 tons of gravel and installed green street signs, which improves night time visibility for landowners as well as emergency vehicles. The old wooden signs will be taken down and kept in storage at the Ranch House. Notification from McKinley County has not been received yet.
13. Policy & Procedure Manual updated.
14. Research began for a replacement for the Zetor tractor and a decision was made to use funds out of the FY 2012-2013 budget and out of the Contingency Fund. A deposit will be made by June 1st and delivery is anticipated in six to eight weeks.
15. Ford 550 pickup was paid off in April.
16. The black water tank, which is located by the Volunteer Fire Dept., will be donated to another local Volunteer Fire Dept. since the new water tank is now operational. If this proposal falls thru, we will sell the tank and donate the funds to our Ramah Volunteer Fire Dept.

Areas under Board Investigation:

- Road maintenance is always the major concern.
- Continued maintenance/improvement of Common areas, Ranch House and Bath House.
- Continued review of equipment and capital investments for the next two to ten (10) years (ie: Ranch House metal roof in eight years and construction of equipment storage facility for the grader, tractors, Ford 550, brush hog, snow plow attachments, etc. A replacement for the diesel storage tank is also being considered.

LEGAL REPORT by Linda Shoppe

- TRLA retains the law firm of Cassutt, Hays & Friedman, P.A. in Santa Fe, New Mexico.
- Legal expenses will only be about half of the budgeted amount because of a delay in filing four (4) foreclosures. Some of the legal opinions requested by Board of Directors related to: Covenant violations, hunting & livestock concerns, camping

on adjacent lots, Deer Run status with Cibola Cty, Dept of Justice Water Rights/Zuni Adjudication, Homeowners Association Act, Guest Membership Agreement, etc.

- Total Cost as of April 30, 2013: \$6,339.31

COMMUNICATIONS REPORT by Mary Jo Wallen

Website:

- TRLA's website is hosted by trnews.info which is sponsored and maintained by
- Roger Irwin and Tim Amsden. David Skinner continues to volunteer his
- time to assist them by updating and maintaining the archiving of records
- for TRLA. The trnews.info website has over 72,357 hits (up 7,361 from a year
- ago) and TRLA 8,823 (up 2,023). We are indebted to these men for keeping Landowners informed of current events in the community and facts that can affect lives and property. **Of special importance right now are the statewide Fire Ban Restrictions.**

Timberlake Times Newsletter:

- The newsletter was published in August, 2012, October, 2012, and March 2013. Nancy Ramm (one of our landowners) became the Editor last fall. Nancy has done a fantastic job revitalizing the layout and distribution. Nancy volunteered a lot of time to develop a database that has allowed us to increase the number of electronic newsletters that are sent out vs. copies mailed out (220 copies were mailed out compared to 300, which is a cost savings of \$110 a year in postage). When email notification is sent out about a current newsletter, a link is provided to the TRLA website. This is also a more efficient method of distribution because of downloading times. Information from four different mailing lists was combined into one big database for increased efficiency. Please let us know if we can use your email address by notifying Nancy Ramm at HC 61 Box 767, Ramah, NM 87321, or nancyramm@wildblue.net.

Timberlake and Rosie Alerts:

- On occasion when there becomes a situation that impacts Timberlake immediately, e.g. lost and found pets, Bear/Mountain Lion alerts, suspicious behavior, etc., an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system need to notify Linda Pedersen or Steve Wills.

COMMONS REPORT by Don Parry

The "Commons" refers to approximately 1242 acres of Timberlake land in McKinley County and Cibola County, upon which lies the TCC Ranch House, Bath House, south and north lake gate entrances and roads along shoreline, boat ramp and parking area on north side, and about 38 miles of side roads and easements.

The following improvements, repairs, and maintenance have been performed in FY 2012/2013.

TCC Ranch House and Bath House

- Tongue and groove ceiling installed in Office and Tool Room Acoustic tapestries all hung in Rock Room
- Old NM Pioneer Map to be hung in the Rock Room or Ranch House (take a look at it – the historical comments are very interesting)
- Additional antique farm equipment donated from Joty Baca
- Stripped desk and table
- New screen doors
- Historical Room is a "Work in Progress with new items added all the time
- Four tables purchased for the Rock Room
- Repaired water line
- Minor electrical repairs
- Bath House interior walls painted (Floors to be painted with epoxy in the near future)
- Shower curtains added in the Bath House
- Hughes Internet Service installed 5/23 (contact Steve Wills if you would like accessibility via password)
- Repaired and painted fences in Common areas and around the Ranch House/porch this week
- Painted the fence by the north lake gate area and cut off posts to make them all even
- Built a new horseshoe pit area
- Gravel on the north side of the Ranch House by the alcove area
- Cattle guard repaired in "No Man's Land"
- Fire Ban Restriction sign and Burn Pile Temporarily Closed sign purchased

Volunteer Hours: Too many to count

Total Cost: \$ 4,354.44

ROADS REPORT by Jerry Toellner

Maintenance and Repair: July 2012- April 2013 (FY2012-2013)

Grader John Deere 670B: Purchase and installation of two grader tires.

Total: \$463.79

Dump truck: License plate renewed (includes late fee since we didn't renew plates the last four years).

Total: \$258.96

Ford 550 Pick-up: Annual license plate renewal, install and repair tire chains, wiper blades and routine maintenance.

Total: \$306.55

Zetor Tractor: Backhoe hydraulic repairs, ignition switch, brush hog blade, magnet mechanism to pick up nails and routine maintenance.

Total: \$1,915.51

Lawn Mower & Chain Saw: Chain saw blade & repairs, welding on lawn mower and bush hog box and new battery terminals on lawn mower.

Total: \$258.65 **MAINTENANCE & REPAIR GRAND TOTAL: \$3,203.46**

Roads Repaired, upgraded and/or graveled:

July 2012 thru May 15, 2013

.	Ash	.	Bluebird
.	Cliffside	.	Cliffshore
.	Copperweed	.	Culebra
.	Elk	.	Fox
.	Green Meadow	.	Lobo East & West
.	Monte Vista	.	Oak
.	Pinetree	.	Rose Court
.	Sagebrush	.	Shorecliff
.	Sunflower	.	Sunrise
.	Woodland	.	Yucca

Gravel: 1,624.12 tons

TOTAL: \$39,247.64 – Gravel is \$37,460.06 (\$19,608.83 will be paid in May) and Road Maintenance is \$1,787.58. Justin Earthwork's delivered and spread all of the gravel. Since Justin does such a great job of spreading the gravel no grading is required at the time of delivery.

Snowplowing: Zetor/550 Pickup

Total Hrs: 103 Total Cost: \$1,307 Does not include work performed by Cibola & McKinley Co.

Grading with Grader & Zetor:

Total Hrs: 228.5 Total Cost: \$ 3,143 Includes BIA and 38 miles of roads within Timberlake

Maintenance (tree trimming, general cleanup, brush hog, tires and chains, etc):

Total Hrs: 168.5 Total Cost: \$ 2,097.50 Includes major work on Cottonwood Loop

Jerry asked if anyone knew how many culverts were in Timberlake. It's around 400 and during one week in May, 235 had been cleaned out.

Jerry told everyone that we were in the process of purchasing a new Kubota tractor to replace the Zetor since parts are not readily available any longer. The \$77,000 estimated cost will be paid for from Contingency Funds and the FY2012-2013 budget. The Kubota is a much stronger machine than John Deere, Cat, etc. so this machine should meet our needs for a long time.

ARCHITECTURAL AND MAINTENANCE REPORT by Steve Wills

- 3 House plans approved
- 1 Storage plan approved
- 1 Ramada plan approved
- 3 Covenant violations resolved

EQUESTRIAN/HIKING/COMMON LAND ACCESS by Clint Burleson

The Board and several landowners spent a considerable amount of time investigating the possibility of developing a trail(s) thru some of our Common Land that could be used for the enjoyment of hikers and possibly horseback riders. Also, we reported in the

March Timberlake Times that there was not sufficient interest to proceed with the trail up the hogback that would intersect with the Forest Service in conjunction with Adventures Gallup & Beyond.

The Mt. Taylor Ranger District informed us last November that the only Forest Service trail in our immediate area would be up on the hogback to the west of Timberlake. The Trailhead (parking and toilet facilities) are still planned to be constructed this summer since their grant money expires at the end of 2013. As of this Thursday, no construction has begun.

Clint Burluson has had experience in building trails and has offered his assistance if a sufficient number of people are interested in developing more defined trails in the Common areas. To date, though, there have only been a couple of landowners interested in pursuing this idea and because of the weather, lack of time, etc., no progress has been made.

The Board decided that improvements will be made this summer on CCT74. A parking area and fence will be constructed across the front of the property.

VOLUNTEERS by Steve Wills

We thank all of you who have contributed so much time and energy to our community:

Amsden, Tim and Lucia

Axtell, Sharon

Baca, Joty and Virginia

Barbano, Duane and Fran

Burnam, Allen and Pat

Bybee, Alice

Crawford, Cindy

Dobbs, George and Nancy

Domer, Tim and Eileen

Dougherty, John and Anderson, Michelle

Duncan, Barb

Garcia, Jo

Gray, Herb

Farrell, Julie & Rick

Haverstick, Charley and Judy

Henderson, Mike and Shirl

Irwin, Roger

Kangas, Bill and Carren

Kelly, Barb

Kirchner, Bill

Lambert, Frank and Barbara

Lashley, Dawn & John

Lipka, Mike

McNabb, Sue

Mansperger, Larry and Pam

Mansperger, Jack

Mansperger, Jane

McDaniel, Cindy

McGuire, Judy and Larry

Merritt, Tom and Darlene & Family

Montoya, Danny/Pedersen, Linda

Parry, Don and Joleen

Railsback, Steve and Chris & Family

Ramm, Wayne and Nancy

Shoppe, Dave and Linda

Skinner, David

St. Charles, Jeremy

Stevens, Barb and Steve

Toellner, Jerry and Judy

Wallen, Dick and Mary Jo

Whiteside, Nancy & Family

Wills, Steve and Nancy

Wolford, Bill and Pat

Zwerg, Jim and Carri

...And to those that wish to remain anonymous

TIMBERLAKE VOLUNTEER FIRE DEPARTMENT

Beoff, Justin

Fisher, Susan

Kalista, Cherie & Christina

Pettigrove, Frieda

St. Charles, Dan

Wolford, Bill

Ferrill, Lee

Hollingsworth, Kerry

Montoya, Danny

Sanders, Billy

Wilson, Andy & Avery

NOMINATIONS FROM THE FLOOR

Jack Mansperger and Sharon Axtel were nominated from the floor so everyone present had to vote for three out of the four nominations, which also included Nancy Ramm and Ron Schali who had previously indicated they wanted to run for the Board. Each candidate addressed the membership and provided information about their qualifications.

RECESS FOR VOTING AND LUNCH AT NOON

ELECTION RESULTS: At 1:10 p.m. Steve Wills announced the names of the new Board Members: Nancy Ramm, Ron Schali and Jack Mansperger.

LANDOWNER Q & A SESSION

Jo Garcia questioned some of the wording on the Fire Ban Restriction signs, ie: no internal combustion motors. She felt the verbiage was a little misleading and wanted clarification. Don Parry indicated that no chain saws or ATC's can be used without spark arrestors. He said he would delete the "internal combustion motor" restriction to avoid possible confusion. NM sets the standards and detail information can be found on our website.

Barb Duncan thanked the Board and Roads Committee for the work on the roads.

Mary Jo Wallen asked Steve Wills to provide everyone with a few more details concerning the internet service around the Ranch House. Steve told landowners that the system was wireless and that the whole area around the Ranch House would be accessible. The router is password protected and is operational full time. The Internet service is intended for TRLA landowners and their guests. Please contact Steve Wills for the password. Steve indicated that he would be monitoring the system and if the system was abused, the passwords would have to be changed more frequently.

Meeting was adjourned at 1:20 p.m. and the new Board went into Executive Session.

Respectfully submitted,

Mary Jo Wallen, Secretary

(TRLAAnnMtgminutes5252013)

