

TRLA ANNUAL MEETING
May 24, 2014
Timberlake Community Ranch House

Steve Wills introduced Wayne Ramm who led the Pledge of Allegiance.

It was announced that a quorum was established and Steve Wills called the meeting to order.

Steve Wills introduced the current Board of Directors: Steve Wills, Don Parry, Nancy Ramm, Linda Shoppe, Clint Burlison, Jack Mansperger and Ron Schali.

A moment of silence was held for all those who landowners who we lost over the past year. Steve announced that the naming of Toelner Blvd. in memory of Jerry Toelner and all his contributions to TRLA. The ranch house library will be open on Tuesday's and Thursday's. Steve also announced that a homeowner's disclosure form is required to be given to any purchaser of property in TRLA by the seller. The form will be available on the website or contact Nancy Dobbs.

It was announced that the current fire danger rating is at high. Steve thanked all those volunteers who hoped with put the annual meeting together.

Wolf explained the differences between stages 1 and 2 fire danger ratings. He also talked about the plans to build a helicopter landing pad and expanding the fire station to house more equipment.

Linda Shoppe made a motion that the 2013 Annual Meeting minutes be approved. The motion was seconded by Don Parry and the motion was carried by the Membership unanimously.

The PRESENTATION OF THE YEAR END REPORT by Nancy Ramm started with the Annual Budget Report, a copy of which was given to all present. Current year statistics are as of April 30, 2014.

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| • TOTAL INCOME for fiscal year 2013-2014 | \$175,458.05 |
| • TOTAL EXPENSES for fiscal year 2013-2014 | \$159,964.37 |

BUDGET FOR 2014-2015 – Approved by the Board on April 24, 2014. Dues will remain at \$230.00. The line by line spreadsheet is included in the Annual Meeting Report.

- TOTAL INCOME: \$160,068
- TOTAL EXPENSES: \$160,718.00
- TOTAL DEFICIT: \$ 650.00

Results from the audit will be posted to the website. We will need an audit every three years.

COLLECTIONS:

- \$14,002.00 is still owed for current year dues.
- \$11,006.00 is still owed for prior years (2012).
- Total of all Past Dues = \$8005.00
- Two lots are with the lawyer for foreclosure. One lot is for sale for a minimum of \$16000 to cover foreclosure costs.

Linda Shoppe will handle liens and foreclosures to lighten the work load on the treasurer.

Communications report- Nancy Ramm thanked the volunteers for their help with printing and mailing TRLA news and reports. She reported that more landowners are receiving their reports/news via email which saves the association some money.

Members were reminded that for Rosie alerts (pet issues) and for Timberlake alerts to contact Linda Pederson
Linda Shoppe announced the addition of a TRLA Facebook page as part of the communications network for TRLA.

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

Unit 10: 27

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.

As of May 2014, Timberlake landowners (579) 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 153 homes in Timberlake. Of these, 67 are fulltime residents, 17 part-time residents, and 69 considered recreational.

Steve Wills gave the board of directors report which follows:

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, your Board achieved the following tasks:

1. Continuation of implementation of sharing our financial documents, etc. on Google Docs 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.
2. Steve Wills continues to be in charge of the Community Center event requests.
3. New Fire Danger signs have been purchased and installed.
4. Cibola County has done a tremendous job this past year by grading the road at least 4 times a year compared to the minimum of two that was originally established and that gravel was recently spread down in the "flats"

5. Hughes Internet is available at the Ranch House. Contact Steve Wills for access.
6. Purchased a walk behind weed whacker for weed control around the Ranch House area.
7. Decision was made to improve access to CCT 74 (ruins on our Common Land). Work was delayed because of weather. Project will continue during the summer of 2014. 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.
8. TRLA took delivery of the new Kubota tractor, which replaces the Zetor.
9. Two new cattle guards have been installed as well as equestrian gates to help keep cattle where they belong.

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 (i.e.: Ranch House metal roof in seven 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 investigated.

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

Don Parry gave the following report about the commons area.

- A floor was poured and a cooking pavilion was built at rear of Ranch House.
 - New lights installed in Bath House.
 - Former workroom was emptied for future crafts room. TRLA volunteers will paint this room.
 - There was damage to the beams in the Zetor room.
 - The floor was re-poured and a wall was constructed to support the beams. A door was removed and new door installed. The roof was re-built on the north end. Shelves were built on the north end and additional shelves were donated by the volunteers for the south end of the room.
 - The three rooms to the west were cleaned out and are now to be used for storage of Ranch supplies including barricades.
 - New Fire Danger signs were installed --- one by the mailboxes (donated by TRLA volunteers) and one by the rock entrance (bought by TRLA).
 - The fence across Commons south of Ranch House was repaired.
 - The roof at rear of Well House was repaired.
 - Several dead trees were cut and removed on side roads.
- Don finished by saying his goal for the next year is to have no cows getting into the ranch house area.

Jack Mansperger gave the roads report:

JULY 2013 - APRIL 2014 (FY 2013 - 2014)

PURCHASE OF KUBOTA TRACTOR: \$72,716.00

PURCHASE OF CATTLE GUARDS AND CULVERTS: \$21,863.95 + (\$478.15 paid to date in May) FOR A TOTAL OF \$22,315.10.

MAINTENANCE AND REPAIR:

Kubota Tractor:	Labor \$663.00	Maint. & Repair \$3366.88
Grader:	Labor \$136.00	Maint. & Repair \$769.90
Zetor Tractor:	Labor \$484.50	Maint. & Repair \$980.31
Dump Truck:	Labor \$467.50	Maint. & Repair \$389.94
Ford 550 Pickup:		Maint. & Repair \$583.44
Other/Chain Saw:		Maint. & Repair \$213.33

GRAVEL: \$30,142.07 (\$3,288.60 Paid to date in May) FOR A TOTAL OF: \$33,430.67

ROAD MAINTENANCE AND REPAIRS: \$20,775.58 (\$3,901.33 Paid to date in May)
FOR A TOTAL OF: \$24,676.91

Grader Labor: \$2,044.25

Snow Plowing: \$85.00

ROADS REPAIRED, UPGRADED AND/OR GRAVELED:

Deer Run	Cottonwood Loop
Cuervo	Aspen Loop
Cliffside Court	Bluebird Drive
Juniper	Black Bear Road
Ash Drive	Lobo
Elk Drive	Lakeview
Oak Court	Woodland
Cedar	

Timberlake Road: Cattle guard installed, gravel spread. Shore Cliff Road: Cattle guard installed, gravel spread.
Bobcat: Major repairs to fix washed out road, gravel spread. BIA: Due to dangerous conditions, gravel was spread.

Equestrian/Hiking Report by Clint Burleson

Common Land Access

The Board decided last year to make improvements to the access to lot CCT 74. A parking area and fence will be constructed across the front of the property. These improvements were delayed by the Big Rain during last summer that caused considerable damage to Cliffside Dr. The culvert has been installed and the rest should be completed later this summer.

The Forest Service in conjunction with Adventures Gallup & Beyond has completed a new trail west of Timberlake. The new trailhead parking area is on the road to the Ramah Lake dam area. The trail starts to the left of the restroom area and goes up the cliff side. Continue north towards the old rodeo grounds. It then goes down into the old rodeo grounds (Pasture Hollow), through a deep arroyo and then back up on the right hand side. The trail going up the cliff on the right hand side is very noticeable. The rockwork is just great and the views are fantastic when you get to the top. Trail length is just under three miles. A grand opening for the trail is scheduled on National Trails Day, June 7th.

After last year's Annual Meeting a group of landowners showed interest in the hiking trails and accesses to TRLA common lands and the Forest Service land. A map is being developed with Latitude/Longitude coordinates to help locate these easements and accesses. A few of the board members have spent time climbing the cliff and finally found one route that could be classified as very difficult, but, at least, not extreme. All but

the lower 100 yards can be hiked, versus crawled. This route begins on the Commons Land but quickly crosses onto Forest Service property for most of the climb.

Please contact Mary Jo Wallen if you need information about horseback riding trails or Clint Burleson about hiking trails within Timberlake or in the surrounding forest areas.

Clint also reported that there may be a trail to top of cliffs off Cedar RD. It was also reported that the trail from Ramah Lake was open for hiking which was built by the youth corp. A dedication will be held on June 7th. A landowner suggested a map of area trails would be nice. Don Parry reported that 15 acres of land was added to the commons lands as part of a land swap that was started a few years ago. The cost was \$3500. Wolf said to call him if you spot a wild fire as that will be faster than calling 911.

Architecture and Maintenance Report was given by Steve Wills

He stated that during the year, 5 House plans were approved, three covenant violations were resolved and one landowner was notified about a complaint.

Don Parry introduced Wolf to talk about the volunteer fire department and its need for new volunteers. They meet on the first Thursday of every month in Timberlake.

Two landowners thanked the board for the work they do.

A motion to adjourn the meeting was made at 11:50 a.m. for lunch.

The landowner question and answer session began at 1:20 p.m. and included the following questions and answers:

- Landowner asked if Sunflower could be widened in order to handle the increased traffic. Don Parry said he would take a look.
- Landowners asked if culverts could be cleaned on Yucca and Culebra to help control erosion.
- Don Parry reminded landowners that driveway culverts were landowner's responsibility.
- Landowner said it might be good to have a qualified grader operator to operate our grader. Don said that that is what we do. Both Rusty and Luis are qualified. Don said that the counties are doing more for Timberlake Rd than in the recent past. TRLA only drags the main road. There are currently no plans to blacktop Timberlake Road.
- Landowner suggested that the newsletter warn about flashfloods.
- Landowner asked if anything is being done to help keep water in the lake as it had gone dry. Another landowner mentioned that Ramah Irrigation was looking into a grant to deepen the lake.

The question and answer session concluded at 2:32 p.m.