

**TRLA QUARTERLY BOARD MEETING  
TCC RANCH HOUSE NOON  
OCTOBER 24, 2009**

**ATTENDANCE:** Board members Eileen Domer, Don Parry, Jerry Toellner, Dale Spencer and Linda Pedersen. Gary Blum excused absence. 5 landowners present.

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

Don moved to accept the minutes from September 26, 2009. Jerry seconded. Minutes approved.

**Treasurer's Report:**

Eileen Domer presented the following:

See attached spreadsheet for detailed income and expenses for the month of September 2009

Summary:

Income: **\$3,185.53**

***Dues collected for: Current year \$2,774.53***

Expenses: **\$7,436.00**

Significant expenses were:

Office supplies and expenses: \$408.74 minus \$406.50 from copier lease = \$2.00

Wages and taxes: \$870.00

Ranch house renovations: \$298.00

Equipment maintenance: \$563.00

Road repair: \$2020.00

Notes payable = \$1614.00

Amt: outstanding for grader loan: \$12,575.72

Copier still has not been picked up by Imaging Concepts. The company will sell TRLA the machine for \$600.00. Maintenance contract will cost approximately \$40.00/mo. (\$480.00/yr.), for toner and servicing or a call once/twice a year for one hour servicing >120.00/visit.

Collections:

One account with lawyer for collection

Eileen said she would contact Wells Fargo to see if the grader loan can be paid off before next May to save on interest or if there is a penalty as she has already started the paperwork to get a line of credit for a future loan. Dale mentioned that because our reserve is over a \$100,000 we could set up a CD and borrow against the CD at a much lower rate. Dale and Eileen will look into this option.

### **Roads Report:**

Jerry Toellner reported the following:

- No Man's Land Road (undesignated section of Timberlake Rd) is finished with placement of 1239.35 tons of gravel.
- Most of the roads damaged by Sept. 5<sup>th</sup> flood have been repaired with the exception of Bobcat. Bill for materials needed ran over \$2000.
- Two 6" driveway culverts are completely plugged on Woodland. It would be money wasted to gravel this area, as it would be washed away with water going over the road. Landowner's with the plugged culverts need to be notified.
- Standard culvert size should be 12". Culverts on top of hills aren't really necessary.
- Bar ditch needs to be dug out a little on top of Yucca.
- Will start taking equipment in this next week for winter maintenance.

Old Business:

1. No Man's Land Road:

Board agreed to ask John Hays to send a letter to Cibola County Commissioners stating how much money TRLA has spent (labor and materials) on this road asking for acceptance of road into their maintenance inventory in a good faith reciprocation.

2. Ranch House Plumbing Update:

The upgrading of the plumbing to accommodate new kitchen sink and bathroom toilet and sink will be completed on Monday.

3. Pickup/Dump truck replacement Update:

Jerry reported the following:

- He found a used truck with the specifications we need, but it is in Canada and the emissions won't meet US standards.
- GMC and Chevrolet won't work with us. In 2010 there will be new government emission standards and the factories can't fulfill them right now. Ford will.
- The Ford 550 chase, 11' body and 8' snowplow (but really need 8 1/2') would be around \$57,000. If we can retrofit the current snowplow to the new

truck there might be some money savings. Warranty is 5-year drive train - 3 year bumper to bumper. He is still looking for a used vehicle, but they aren't there. Because of the depressed economy municipalities are holding onto their inventory.

- He hopes to attend auction in Albuquerque next week.
- Dale said he would be more than willing to sit down with dealer if and when it comes to negotiation financing.

#### 4. Well Policy Continuation:

The proposed well policy will be put in the newsletter for landowner feedback before finalizing. The Board agreed that we ask TRLA attorney John Hays to request 3 acre feet from the Bridgewater Law Firm representing the Zuni River Basin Adjudication.

##### **The Ranch House Well is to be used for:**

- The “common use and enjoyment of the Members of the Association”.
- Supplying the bathhouse and ranch house with water during the summer season
- Recreational use.
- Irrigation up to one acre of noncommercial trees, lawn or community garden
- Emergency use by resident landowners for up to 7 days while personal well is being repaired

##### **The Ranch House Well is not to be used for:**

- Commercial irrigation purposes
- A source for potable water
- A public water supply

#### 5. CCT 74 Update:

Linda reported the following:

- The Board is mandated through the Bylaws to maintain the Common Areas.
- CCT 74 in the resurvey that was conducted in April of 2007 lost about 75-100'.
- On October 9<sup>th</sup> she filed a complaint on behalf of the Board with the State of New Mexico Board of Licensure for Professional Engineers and Professional Surveyors.
- The complaint documents that TRLA Board of Director as well as private landowners were never notified of the resurvey and the loss of property along the western edge of Cloh Chin Toh. To our knowledge it was never publicly advertised in any of the local newspapers and the resurvey does not follow the “senior deed” from 1966.

6. Topping and Cleaning Trees:

Jerry moved and Don seconded to accept the bid for \$650 plus tax from Justin's Earthworks for trimming the trees at the Ranch House. Motion passed unanimously.

**New Business:**

1. Septic System Approval:

Put on hold, as needs further investigation. Purchase of bathroom fixtures also put on hold as more researching required to obtain the best quality/price deals possible.

2. Electrical Upgrade Ranch House Approval:

Board reviewed proposal from Mansperger Electric. Board agreed to ask the company to be bill for time and materials monthly or at completion of sections as job continues.

3. Newsletter Deadline/Articles:

Aim for the end of October. Reviewed list of articles.

4. Snowplowing:

Justin Earthworks has submitted a bid for \$65/hour to plow snow this coming winter. The Board agreed to continue plowing snow again this winter with volunteers and to not hire an outside contractor. But getting a plowing dump truck is imperative within the next year as vehicle will be more user friendly and cover a greater area in a shorter period of time.

5. Copier purchase:

Taking the newsletter to Gallup for printing would cost a minimum of \$200- 280 each time for a minimum of four major printings/year. The copier lease contract was not renewed and Imaging Concepts has offered to sell the current copier for \$600 and a service contract \$40/month which includes maintenance and toner. By purchasing the copier and not having to go outside to print newsletters, it would pay for itself within a year. Jerry moved and Don seconded to purchase the copier for \$600. Motion passed unanimously.

6. Meeting schedule for 2010:

Tentative dates are February 20, March 20<sup>th</sup>, and April 17<sup>th</sup>. Annual Meeting will be on May 29, 2009.

7. Bathhouse to be shutdown on October 31, 2009.

8. JD Grader Backup Tire Rim:

Jerry investigated several outlets for a used JD grader rim. Albuquerque quoted \$1484. He finally found one in Michigan for \$300 plus \$80 shipping. Don moved to purchase the rim and Eileen seconded. Motion passed unanimously.

**Landowner Input:**

Yea for the Board! Yea for the gravel on the road! Yea for the plowers!

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

Eileen Domer, Acting Secretary