

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
OCTOBER 23, 2010**

ATTENDANCE: Board members Eileen Domer, Don Parry, Linda Pedersen, Dale Spencer (by speakerphone) and Mary Jo Wallen. Gary Blum and Jerry Toellner were absent.

Introductions & Announcements: None.

Linda Pedersen called the meeting to order at 10:05 a.m. Quorum established.

Don moved to accept the minutes from August 29, 2010. Eileen seconded. Minutes approved.

Treasurer's Report:

Eileen presented the following for the month of September, 2010:

Income: ***\$4,875.32***

Expenses: ***\$12,653.00***

Significant expenses:

- Income Taxes: \$95.00
- Ranch House Renovation: \$4,529.00 (final payment on cabinets, plumbing fixtures for kitchen and bathroom)
- Wages: \$744.00
- Dump truck: \$938.00 (replaced tire and rim repair)
- Gravel: \$780.00
- Fuel for vehicles: \$167.00
- Notes Payable on F550 truck: \$893.00

October expenses as of 10/23: \$5,216.00 plus 24 loads of gravel at approximate cost of \$25,000.00.

A Ranch Hand was hired at \$10.00/hr. Second Business credit card was obtained for Don Parry. Combined credit limit for both cards is \$4,500.00.

Collections:

04 lots – balances over \$1,000.00 (will be sent to lawyer for foreclosure in February) A letter outlining TRLA's intentions was sent to the landowners in September.

Liens will be applied in February to those lots who are behind 18 months.

Currently there are 15 liens in place.

October 1, 2010 invoices went out to landowners who are delinquent along with a pink slip outlining TRLA's assessment fee late payment policy. Sixteen lots responded.

The bank balance for the four accounts is \$185,525.42 (before \$25,000 gravel expense).

Roads Report:

Linda reported for Jerry in his absence for road maintenance performed October 7-16:

Road and ditches graded on Timberlake, Sunflower, Buttonwood, Copperweed and Woodland. Gravel spread on Sunflower, Buttonwood, Copperweed, Woodland, Sagebrush, Wolf Road and Lake View Roads.

Widened road over two culverts in ravines on Pine Tree and cleaned out ditches and other culverts.

Pushed up the brush/tree limb piles around burn pile area.

Culverts and tree trimming are done on west side of Timberlake Road (McKinley) and Cibola 1 and 2 (Sunflower, Buttonwood, Copperweed and Woodland Roads). The east side of Timberlake Road (McKinley) will be done next (Pinetree, Roadrunner, Sagebrush).

Timberlake signs have been installed on new truck and side boards also have been put on. We are still waiting for the amber light to arrive for the F550 truck.

Roads are looking good for the winter and snowplows will be installed on our equipment next month.

Architectural/Maintenance Report

No plans have been submitted. Architectural Committee visited nine lots with violations on record (six with questioned oversized sheds/undersized residences, one trailer storage and three abandoned foundations). Two were found to be over 600 sq. ft. and letters were sent to the landowners on 10/6/10 saying that the violation on file had been closed. The file was also closed on the trailer storage violation since it had been removed.

Currently, there are nine violations. Five sheds are oversized and letters to landowners were sent on 10/6/10 requesting feedback within 30 days as to how they intend to come within compliance. Two have already responded.

It was decided that Linda would send letters to the landowners with abandoned foundations (landowners live in Florida, Gallup and Switzerland). One is on Blackbear and the other is on Woodland.

There have been three complaints by two landowners concerning light invasion/trespass and setback violations. After the Board reviewed the CC&R's it was agreed that "power poles" are not an architectural feature.

Letters have been sent on two metal buildings that have not been painted with a deadline of 7/31/11.

Letters will go out to landowners on Woodland where there are not adequate culverts. Damage was done to a driveway and gravel was washed out. Additionally, Mary Jo will personally notify another landowner that they are not in compliance with covenants since they do not have any culvert.

Commons: Eileen reported that wax and stain was applied to the floors in the library rooms, utensils have all been placed in kitchen cabinet drawers. Bath House will be closed on Wednesday, 10/26/10. Bryan McDonald from Universal Air & Heating in Gallup will give us an opinion on whether the furnace should be replaced when he comes here to shut down the system on Wednesday, 10/27. Water heater will need to be taken out before he arrives.

Communications:

Linda reported that the September newsletter went out and the submission deadline for the November issue is 11/10/10. Some of the articles for the November issue will be: wifi article, Commons, Road report, Equestrian update including the Ramah Trail System.

Linda is following up on the rural mail box issue concerning whether or not more cluster boxes can be added. The Ramah Post Office wants to charge a one-time fee of \$1,000 to individuals wanting a rural mail box, or take boxes from part time landowners because ten landowners are on the waiting list. An answer from the Post Office is expected next week. (As of today, 10/28/10, we understand the postal service will install another cluster box at no charge. Since there is only one contractor to install cluster boxes within the State of New Mexico, no installation date has been set at this time.)

Equestrian Update:

Easement/property line situation reported by the Hammonds has been resolved. Stone cairns at the Aspen Trailhead may not be put in place until spring/early summer and this is acceptable to all landowners.

Equestrian Guidelines and Trail Etiquette document was given to all horse owners and Board members.

Mary Jo met with Carren Kangas about the easement on her property in CCT. Before next summer Mary Jo intends to contact all of the other landowners who have horse easements in CCT so that they can be properly marked.

Linda received clarification from the Continental Divide Electrical Coop that electrical easements should only be used by the utility company. If a person does hike/ride on a utility easement, it is considered a trespass against the landowner's property.

Mary Jo provided a news article and map that describes the plans for a trail system and trailhead that will begin in Ramah at the old rodeo grounds. Work should begin next spring. Details will be included in the next newsletter. Mary Jo met with Mr. Doug Decker, McKinley County Attorney, to go over the impact the bike trail system will have on our Common lands. Mary Jo will be the County's contact person.

Old Business:

1. CCT 74 update – there has not been any response to our inquiries about the disputed boundaries. Dale had not yet spoken with a collegiate professional with expertise in this area for his feedback.
2. Bath House Upgrade – FPC Plumbing and Justin's Earthworks have received our list of projects, but neither one has responded. Project is on hold until next spring.
3. We verified our approval of the two Econo-heaters and thermostats.
4. CCT Brand – Billy Sanders made a 3' high brand at a cost of \$175.00. When he returns next summer we may pursue a smaller version that can be used to brand the kitchen cabinets, etc.

New Business:

1. Christmas Bonuses to our employees was agreed upon. Unanimous agreement.
2. Reward Fund – present balance is \$1,519.16. A landowner suggested that we increase the amount every year; however, we agreed this was not necessary. The website will be changed to reflect the reward is up to \$1,500.00 for being fined or convicted of a crime.

Landowner Input - None

Don moved to adjourn the meeting at noon. Eileen seconded. Motion carried. Meeting adjourned and then went into Executive Session.

Mary Jo Wallen, Secretary