

**TRLA BOARD MEETING  
TCC RANCH HOUSE – 10 A.M.  
OCTOBER 20, 2012**

**ATTENDANCE:** Board member Linda Shoppe (by speaker phone), Clint Burleson, Jerry Toellner, Don Parry, Steve Wills, and Mary Jo Wallen. **Excused absence:** Eileen Domer. **Landowners:** Nancy Wills and Sue Fisher

Steve Wills called the meeting to order at 10:02 a.m. Quorum established.

**Introduction/Announcements**

It was agreed that we would take back the old black water tank presently being used by the Ramah Volunteer Fire Dept. Once the new tank is operational, we'll get it moved to the Ranch House and decide the best location so that it can be used in emergency situations/watering the grass, etc.

**Secretary's Report – Mary Jo**

Don motioned that we approve the September 15, 2012 minutes. Linda Shoppe seconded. Motion carried.

**Treasurer's Report – Mary Jo**

Mary Jo presented the following for September, 2012

- Income = \$6,963.87
- Expenses = \$8,692.11
- Bank Balances as of October 12, 2012: \$294,396.46

**Significant expenses for September, 2012**

Insurance – Directors & Officers – 1 year: \$2,492.00

Insurance – Liability & Bond – 2 months - \$1,235.00

Wages: Ranch Hand: \$736.00

Janitorial: \$374.00 (2 months)

Zetor Maintenance: \$98.00

Grader Maintenance: \$46.00

Equipment Maintenance: \$286.00

Gasoline: \$310.00

Utilities: Electric/propane: \$64.00 & Telephone: \$499 (monthly cost plus Treasurer's phone difference vacation/call forwarding for 12 months)

**Collections: September, 2012**

**Nine lots owe over \$1,000.00**

- Five lots with lawyer for foreclosure (one lot proceeding with foreclosure and four lots are in final negotiations)
- Three Landowner's lots are in position for foreclosure. Will be working to either collect or send to lawyer.

**Other: As of September 23, 2012**

- 101 owe current year dues
- 22 owe more than one year
- Plan to apply liens next month
- Prepared annual Worker's Compensation Self-Audit

**Roads Report – Jerry**

- Rusty bought new blades for the mower and has mowed on Woodland, Ash, part of Timberlake Road and the north side of the lake and by the boat ramp. He needs to complete CCT and on the south side of the lake.
- While driving thru St. Johns, AZ, Jerry observed cattle guards with boxes that can be made to any size. It's like a foundation, made to fit and easier to clean out. Jerry will get the phone number and get an estimate for the cattle guard that we intend to replace next year.
- Back hoe (rented from United Rentals) was delivered last night and will be used for an entire week at a cost of \$1,737.58 including delivery and pickup. A few more trees will be cut down on Cottonwood and then all stumps will be removed. Some culverts will have to be moved and the road widened. Project will be completed next year.
- Woodland has been graded again (area past Mansperger's). Erosion will continue until a landowner puts in a 15" culvert. We will continue to monitor/make repairs.
- Justin has to gravel cull de sac on Aspen. Gravel on Deer Run will be done next spring. Mr. Judd recently advised Mary Jo that he was going to put in a 24" culvert within the next week or so. We advised James Lewis (contractor) that we wanted the old 15" culvert since it was our property.
- Rusty has the Zetor backhoe working well and the old dump truck has been very useful on the Cottonwood project.
- Clint advised that Jim Amsler wanted to know if Timberlake could help him by putting gravel on Juniper. A lot of discussion resulted and it was agreed that a survey was needed on Juniper and Cuervo before any further decisions could be made. A lot of the road is below grade and ditching is needed before any gravel could be spread. Don and Steve agreed that they would contact Mr. Tresise to conduct the survey.

#### **Architectural/Maintenance Report – Steve**

One set of plans have been reviewed and approved. The landowner in violation is supposed to be off of their property by the end of October, 2012 to comply with our request.

#### **Commons – Don**

- Chopper needs to provide an estimate for the ceiling work in the Work Room (discussed last month). Don will also ask Warren for an estimate.
- Chopper is also to finish some work on the alcove area.
- Screen door needs to be hung in the Rock Room.
- New mower is in the Snake Room. Rusty has cut grass around the Ranch House. Don showed Danny and Steve how to operate it and after Tom Merritt receives instructions, Don will remove the mower's battery for the winter.
- In the spring brush needs to be cleaned up at the corner of Timberlake and Shorecliff. Jerry and Rusty will bury the big pipe from the old gate at Shorecliff this afternoon.
- Rock by the alcove area needs to be completed.
- Cibola erected street signs in Timberlake as part of a county-wide project in conjunction with postal service requests.

#### **Communications – Mary Jo**

- October newsletter will be distributed this week. Nancy Ramm did a fantastic job with the new layout. When she sends the newsletter out via email, the file (including all of the pictures) is all in one file. We're going to attempt to send out more copies via email to save the time and costs related with the paper copies.

#### **Old Business:**

1. Woodland – Don and Tim Amsden had all nine copies of the plat map notarized. Tim paid \$20 and Don paid \$20. Mary Jo got the McKinley County Manager's signature and then filed the map with the Clerk's Office. Mary Jo will follow-up with Four Corners Title as they are preparing the documents to swap the property. Once these documents are signed then Tim Amsden will pay Timberlake for back taxes, etc. per the previous agreement set up by Linda Pedersen.
2. Deer Run – Mr. Judd is putting in a 24" culvert within the next week or so. Jerry has graded again this last week, so drainage and road bed is improving. Steve will send the letter (for attorney) drafted by Linda Pedersen to Mary Jo to review since she's been trying to do some research on the area.
3. Burn Pile & Fire Restriction Signs – Linda Shoppe will bring the signs next week and put in the Work Room.
4. Official Request for Road Maintenance/Gravel to McKinley, Cibola & BIA (Annually prepared letter to try and get funds in their Budgets) - Mary Jo had to re-do the Cibola letter since they worked on their portion of the road recently. Drafts for both counties will be reviewed by Jerry and the rest of the Board.
5. CCT 74 Access/Fence/Parking - Jerry had previously built a swell towards Bruner's property, so he needs to look at the lot again. Clint indicated he could build a bridge. He also took down the old Sanchez sign. Mary Jo reported that since Mark Bundren is gone, she never found out who owned the ATV's that were trespassing.
6. Taking down "Leaving CCT sign" – Clint took down.
7. Juniper Road – discussed under "Roads" section.

#### **New Business:**

1. Pioneer New Mexico Sign – Framing – Mary Jo showed everyone a map that she purchased from Cibola County. Linda Pedersen is checking on framing prices so it can be hung in the Rock Room. Mary Jo asked Linda to provide the cost, but indicated that anything under \$200 would be ok.
2. 2013 Meeting Dates (2/16, 3/16, 4/20 and 5/25 Annual Meeting) – Clint is the only person who won't be available for the March meeting. Dates will be posted on the website.

#### **Landowner Input:**

Sue Fisher – wanted to know who is responsible when land is being sold on a real estate contract. The answer is that it's just like a bank being a lien holder. New owner is responsible for taxes, fees, etc. A survey has revealed that her neighbor's driveway and part of a horse corral is partially on her property. She has contacted an attorney and a letter will be sent to the neighbor indicating that the driveway/horse corral needs to be moved. TRLA can use attorneys to notify landowners of violations, but we cannot assess any penalties. Clint indicated that she might want to find out if a civil lawsuit could be filed. Steve indicated that the same neighbor is in violation of our covenants but they will remove their trailers, deck and tents by the end of October.

Sue Fisher asked about the poor road conditions on Sunflower. Jerry indicated he put in dirt and gravel four years ago. The road is breaking away from the rocky areas, so he can't grade it. He indicated that Buttonwood is a much better road and that this might be a better option. At the bottom of Hilltop the culverts continue to plug up, which is another area that we continue to work on.

Cibola County recently spread 300 tons of gravel. McKinley County put down broken asphalt on the first mile of the road off of Hwy 53 several years ago and it's holding fairly well. The silt on the s curve is worse as a result of the crust being cut away.

Sue Fisher asked about painting a mural on the new water tank. This tank is not owned by us. The Ramah Volunteer Fire Dept. will put "Timberlake Ranch" on it.

Once the new water tank is operational and the building addition made next year, our insurance rates should go down.

Mary Jo reported that she has not been able to get an update on the Ramah Trail System. As of 30 days ago, no work on the trailhead parking lot had started. The Zuni Mountains Trail Partnership is having public meetings in Grants on October 29<sup>th</sup> and in

Gallup on November 5<sup>th</sup> concerning planning stages of the Zuni Mountains Trail Proposals. Meetings in Ramah are not scheduled at this time.

Mary Jo motioned to adjourn the meeting at 11:45 a.m. Jerry seconded. Motion carried.

Respectfully Submitted  
Mary Jo Wallen, Secretary