

TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
SEPTEMBER 17, 2011

ATTENDANCE: Board members Eileen Domer and Dale Spender (by speaker phone), Don Parry, Rhett Renoud and Mary Jo Wallen. Excused absence: Linda Pederson and Jerry Toellner. Landowners: Nancy Wills, Bill Kirchner and Melissa Lane.

Introductions & Announcements: Landowners were introduced and a special thank you was given to Bill Kirchner who made us a beautiful wooden gavel.

Don Parry called the meeting to order at 10:02 a.m. Quorum established.

Secretary's Report – Mary Jo

Rhett motioned that we approve the August 20, 2011 meeting minutes and Don seconded. Motion carried.

Treasurer's Report - Eileen

Eileen presented the following for the August report:

Income = \$ 8,931.36

Expenses = \$21,364.00

Balance in 4 Bank accounts = \$235,038.68

Significant expenses for August, 2011:

Office Supplies & Expenses - \$695.00 includes payment for annual copier contract plus several parts with S.

Bernard and new check order for Bookkeeper

Accounting - \$1,115.00 for monthly salary plus 2010 tax preparation

Income Taxes - \$86.00

Legal - \$467.00 for work on foreclosure, quitclaim deed and guest membership nonpayment

Sanitation & Janitorial Supplies - \$184.00 pay for part time help and cleaning supplies.

Gravel - \$15,732.00 – C & E both base crushed and leach rock on Blackbear, Culebra and Oak Roads

Utilities - \$119.00

Significant September expenses to-date:

Ranch House - \$1,602.50 labor (E. White) plus \$124.33 gravel (L Munoz) plus \$866.12 lumber (Bubany) for installation of handicapped ramps. Total = \$2,592.95

Speaker Phone - \$332.81

Legal: \$778.96 for continued work on foreclosures and guest nonpayment

Lot a – Guardian of landowner contacted TRLA and lawyer. **Lot b** Lot sold by State of NM. New owner paid back dues of \$1,266.00, but not legal fees. **Lot c** – No new developments.

Collections:

Reminder notices will be sent to 95 landowners who have not made a payment.

Miscellaneous:

Board of Directors' Liability insurance increased \$534.58. Western World bought out Tudor and as a result, our coverage is much better.

Eileen talked to both counties and learned they will not notify us when they auction off property for back taxes.

They will only contact the owners of the property.

Roads Report – Don (in Jerry's absence)

Gravel has been spread on Culebra to Elk and part of Oak. More grading should be done next week.

Ten to 12 trees have been marked for removal on Cottonwood Loop so that the road can be widened. Presently, there is no drainage and the road is in bad shape. Mary Jo motioned that we contact the owners of the property so that they have the first chance of tree removal and Rhett seconded. Motion carried. If the landowners are not interested, there are several people who have volunteered to remove the trees. One tree has already been cut down and the wood was donated to a needy landowner. Aspen has a similar problem, but the road is a little wider.

Spot gravel will also be spread before winter on the other side of Cottonwood Loop.

Architectural/Maintenance Report – Nothing to report this month

Commons - Don

Total materials and labor for the handicap accessible areas (front and back of Ranch House) totaled \$2,592.95 (work performed by Chopper). We saved around \$200 by not ordering concrete from C & E.

Trees have been trimmed on the south side of the lake, culverts have been dug out and we mowed around the Ranch House for the Labor Day picnic.

Work to be done: mowing around the lake with the Zetor; Chopper is sanding doors, weather trim on permanent doors and screen doors being fixed. Jerry will work on a drive to the north side of the Ranch House for the handicap area and gravel. Don has a handicap railing that will be installed.

Communications – Mary Jo (in Linda's absence)

August newsletter was sent out this last week. Copier parts delayed distribution and we ended up having 215 newsletters printed off at Gallup Printing at a cost of \$105.00 (two other printing shops quoted us \$140 and \$180).

All articles for the Oct/Nov newsletter should be provided to Linda by 10/10.

It was decided that Rhett would prepare the cover page with the Trail System information and Dale will prepare Part 2 of the El Moro story.

Old Business:

Verification of approval for speaker phone purchase – Mary Jo motioned and Eileen seconded the approval for the speaker phone. Motion carried. Eileen and Dale agreed that the new speaker phone was working much better than our old one.

CCT 74 Updates – Dale couldn't get a date scheduled with the appropriate lawyer until this next Wednesday, September 21st, to discuss encroachment issues.

Common Land Increase Update – No action has been taken other than notifying Mr. Banner to start quiet title. Approximate cost is \$3,000 for an additional 17 acres of Common Land by the north lake gate area.

Foreclosure Process Update – Details are in the above "Treasurer's section". Three lots are over \$1,000 and warning letters will be going out.

Verizon Cell Tower – It appears that we may not meet Verizon's requirements (can't cross private property, insufficient distance to a paved road, zoning classification which would allow communication structures, 24 hour access & 7 days a week). We will follow-up with Linda to determine if she knows anymore information from Mr. Wolman (Wolf's boss).

New Business:

Trail System in Timberlake Common Areas – Discussion: How involved and to what level should the Board Be?

Rhett said that Gallup Adventure needed confirmation from TRLA ASAP that we are interested in pursuing the opportunity to participate in the proposed trail system that was presented to us on August 20th. Rhett has also joined with Olin & Adventures Gallup and Beyond to represent the western trail section. The urgency for us to move forward relates to securing monies. The environmental consultants need to study and review archeological sites, endangered animals and plant species prior to further planning. Their work should begin this fall.

Don: The Board needs to have the following questions addressed: (1) Liability: Will TRLA liable if anyone gets hurt? Mary Jo indicated she has already asked for an opinion from our insurance agent (2) Our position prohibiting motorized vehicles on the trails and the common land must be honored (3) No trailheads (parking) on TRLA property (4) Who builds and maintains the trails ? (5) V gates on both sides of the lake are required.

Dale: Will there be increased liability resulting from non-ranch owners using the trails that might become injured or worse while hiking? Also, will landowners be obligated for maintenance and upkeep?

Rhett proposed that the board establish an Ad Hoc Trails Committee. The purpose of this Committee will be to inform the landowners about the trail system and get thoughts and ideas from the landowners for ways to get to the main trail system.

Eileen asked why the trail committee had to be an Ad-hoc committee which by definition is for a specific concern and for a short period of time. She felt that the development of trails and their up keep will be ongoing. The trail committee could be made up of interested landowner who would report to the Board. Response: other felt the board should be officially involved with Adventure Gallup and Beyond.

Rhett indicated that Boy Scout groups, etc. could help make/maintain other trails in the area. The Grants area that will work on the eastern portion of the trail system has gotten support for the trail going to the Notches.

Dale: What is the expense of doing the maintenance and upkeep of the trails ourselves since we would be obligated for many years. Additionally, monies under a grant are apparently available to build or improve existing trails. For our part, who receives that money and plans for the use of it? How much money are we talking about? Do we have any say on what expenses will be made on our behalf? My reasoning is that if monies are obtained for which we must be obligated under contract, do we have any say or control with respect to how they will be used? We need to have some insight on this.

Mary Jo motioned that an Ad Hoc Committee be established with Rhett Renoud as the Chairman. The Ad-Hoc committee would determine if TRLA landowners want to play a part in the Ramah Trail System as presented by Adventure Gallup and Beyond. They are to report back at the next Board meeting in October. Don added to the Motion that Rhett could not make any decisions on his own. The Board would make all decisions. Dale seconded. Motion carried.

The first informational meeting chaired by Rhett will be held on Saturday, October 1st, at 5 pm at the Ranch House.

P & P Manual Upgrade for Employees Work Environment - It has been determined that we need a better interview process by having two people present and better accountability when we tell an employee what work needs to be done. In case we need to let someone go, it's important to prove work assignments. It needs to be clear that there is no discrimination in hiring and to have a consistent way of advertising for open positions. We tabled any decisions since more input is needed from absent Board Members..

Key Checklist for Board Members/Employees – This goes along with #2 and was tabled until the next meeting.

Potential RV/Black water Dumping Station for Recreational Landowners – John Rhoderick , Environmental Specialist for District V, will meet with us on 9/30 at 9:30 a.m. to look at a possible rv site which would allow for a waste station for rv's. Two options: (1) Holding tank where waste is removed and transported out (2) Multi-stage septic system. First option is better for us because usage probably would not be that high. However, it would

require more record keeping and possibly a person to lock and unlock the tank. The first option is probably cost prohibitive. After more information is obtained, we will be able to make a more informed decision; so this is tabled for now.

Tree Removal on Road Easements – See information under the “Roads” section. Don and Rhett will contact all concerned landowners. It was also suggested that each person be allowed to cut down 1-2 trees, so everyone has an opportunity to get free wood.

Landowner Input

Suggestion was made that person receiving keys, etc. on the Property List initial the form when they receive TRLA property.

Question was raised about the stumps that would be left on Cottonwood after tree removal – Jerry will contact the telephone company to mark phone line locations before any trees are cut and he will remove the stumps with a backhoe.

Question was raised about the liability involved with tree removal – Don indicated that people will be informed that they are “on their own” when cutting down trees.

A power surge protector is needed in the Ranch House for phone/computers in use during meetings. Eileen volunteered the use of her USB for the meetings.

One landowner expressed an opinion that as long as the trail would go thru our Common Land or Horse Easement areas, there should not be a problem. It would be nice to have areas cleared for better access with free labor

Mary Jo moved to adjourn the meeting at 12:08 p.m. Rhett seconded. Motion carried.

Respectfully Submitted

Mary Jo Wallen, Secretary