

**TRLA BOARD MEETING  
TCC RANCH HOUSE – 10 A.M.  
SEPTEMBER 15, 2012**

**ATTENDANCE:** Board members Jerry Toellner and Eileen Domer (by speaker phone), Clint Burtleson, Don Parry, Steve Wills, Linda Shoppe, and Mary Jo Wallen Landowners: Allen Burnam, Steve Railsback, Sue Fisher and Linda Pedersen.

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

**Secretary's Report – Mary Jo**

Don motioned that we approve the August 18, 2012 minutes. Linda Shoppe seconded. Motion carried.

**Treasurer's Report - Eileen**

Eileen presented the following for August, 2012:

- Income = Reported as \$105,159.70 and revised to \$18,196.54
- Expenses = \$5,053.33
- Bank Balances as of September 14, 2012 - \$296,758.43

**Significant expenses for August, 2012**

- Accounting: \$1,116.00 for wage and income tax preparation
- Wages: \$341.00 Ranch Hand
- Ranch House: \$263.00 tables for Rock Room and refinishing a table and desk
- Dye Diesel: \$1,740.88 for 450 gallons @ \$3.62/gallon
- Utilities: \$127.00 for telephone and electricity
- Assets – Property & Equipment Account #1100-Land - \$100.00 to McKinley County for Woodland plat approval
- Income Taxes sent: \$35.00/Federal and \$56.00/NM

**Collections: As of August 31, 2012**

- Five lots with lawyer for foreclosure (One lot proceeding with foreclosure, four on hold)
- Three landowner's lots are in position for foreclosure. Will be working to either collect or send to lawyer.

**Other: As of August 20, 2012**

- 104 owe current year dues
- 32 owe more than one year
- Plan to apply liens in September
- One lien to be released – assessment paid

We are in good shape compared to last year.

**Roads Report – Jerry**

Rusty removed the steel gate on Shorecliff. The Board agreed the big piece of concrete could be buried in the arroyo eroding the area. Rusty took the backhoe attachment back off the Zetor and put the box back on. He put magnets on it so that nails and other

sharp objects can be picked up as he grades the road. Jerry gave him some angle iron for reinforcement and one more magnet is needed. Last Tuesday, Rusty and Jerry both graded from the Firehouse to the blacktop. Ditches were cleaned out and Deer Run was graded for the fifth time. A 15" culvert on Deer Run had to be cleaned out. Mr. Judd (new owner of the Clawson property located past Deer Run) has volunteered to install a 24" culvert next year. The cattle guard to Timberlake Road (entrance to "No-man's" land filled in again from the dirt and gravel from the driveway located above the road. It was agreed that we will wait until next spring to re-work. Jerry will obtain prices for a new cattle guard and railroad ties. Items will be needed for the job. Jerry will ask Rusty to pick up and store at the Ranch House and some gravel can be stock piled. Ditches were cut in the BIA after the recent severe rains. Grading has been done on Ash, Green Meadow, Sagebrush, and Deer Run.

Rusty will be cleaning more ditches before winter and will check the ditches on Woodland that recently experienced severe rains/washing across the road/driveways. A landowner mentioned an area on Sunflower that is eroding from the rains. Jerry indicated the area has to dry out first before repairs can be made again (work was done on Sunflower and Woodland before the rains). An area on Pine Tree needs to be addressed. Rusty will be cutting down more trees on Cottonwood. Only one landowner has indicated he wants the trees for firewood. Mary Jo provided the costs to rent a backhoe (one day = \$779.93 vs. a weekly rate of \$1,484.88). A backhoe will be needed to dig out the stumps, bury the concrete on Shorecliff and possibly some ditching. Depending on the weather Jerry hopes to rent a backhoe in October. The arroyo off of Timberlake Road before entering the Box S was suggested as a good place to dump the stumps; but the Board agreed with Jerry that the stumps be placed in an arroyo on Conejo (before the Cedar intersection) where it is deteriorating at a quick rate. Mowing will be done in several areas after the first frost (Rusty recently put on new blades). There are still several areas needing spot gravel before winter (ie: Aspen past the Red Door Cottage).

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

No new plans approved. One violation will be corrected when the landowner moves out in October (building plans were not finalized). Jerry reported that he recently saw two sheds coming in on Cliffside. However, we do not have any other information.

### **Commons – Don**

- Ditching/gravel outside alcove was done. Chopper will finish the project, which should improve drainage.
- Work Room ceiling needs work, so ¾ tongue and groove will be installed and an entrance way up thru the ceiling will be included. Don will hire Chopper.
- Don will investigate prices of a barbeque grill and provide to the Board before purchasing. It's possible the Volunteers may donate some funds.
- Screen door needs to be hung in the Rock Room.
- Ranch House appears to be staying nice and dry after the heavy rains.
- Mower - Don indicated Tractor Supply Company (TSC) had a 54" Club Cadet mower with zero turning radius for \$2,800 plus tax and warranty. After some discussion, Mary Jo motioned that we purchase this mower. Linda Shoppe seconded and the motion carried. It was also agreed that minor repairs would be completed on the old mower and then we would attempt to sell it.
- Rusty will mow some of the side roads and the parking lot on the north side of the lake after the first frost.

### **Communications – Mary Jo**

- Ideas for the next newsletter should be submitted to Mary Jo by the end of September. Linda Pedersen volunteered to do the cover page; Volunteer Group will submit an article and Don indicated he was submitting an article.
- A sample "front page" was prepared by Nancy Ramm and provided to the Board for review. It has a picture of the Ranch House. Linda Pedersen will send Nancy another picture for consideration that has the farm implements in the picture.

### **Old Business:**

1. Woodland – Linda Pedersen provided an update from Tim Amsden. Doug Decker, McKinley County Attorney, notified Tim that the re-plat had been approved. Everything has been sent back to Mr. Tresise, the surveyor. Mr. Tresise will send the final re-plat maps for TRLA to have notarized and filed with the County Clerk. Since Don Parry signed the original

paperwork he said he would sign the final paperwork as the TRLA Rep to avoid any confusion. Once he and Tim Amsden have their signatures notarized and filings go to the County Clerk and Assessor's Office, then Mary Villanueva, Four Corners Title Company, can type up the warranty deeds (with old and new legal descriptions). Upon the transfer and filing of the two properties, Tim will reimburse TRLA for the back taxes, cost of title search and half of the survey. Approximate cost is \$3-4,000. TRLA will then have all of the property for Common Land on the right hand side going back to the boat ramp. Each warranty deed will cost approximately \$50.

2. Deer Run Heavy Usage – Linda Pedersen and Mary Jo met with Mr. James Judd recently to determine his usage across Deer Run. Linda also provided him with some history of Forest Road 157, closure by the Davis family, etc. Since neither Carol Weber nor Mr. Judd will be here during the winter, it was decided that road improvements could wait until next spring/summer. Mr. Judd indicated he would install a 24" culvert on Deer Run. Mr. Judd has given five people an easement across his property and built a new road across the south and east sides of his property for their use. He indicated that only three people occasionally use the easement.

Linda provided some 2003 and 2004 information between Mr. Cassutt (Attorney for TRLA) and Cibola County concerning the vacation of Deer Run as a private road. Don motioned that Linda Pedersen and Steve Wills draft a letter to Cassutt & Hays to get a current legal opinion concerning the ingress and egress of Deer Run since Cibola County says it's a public road. We will also keep this under Old Business. Clint seconded. Motion carried.

3. Burn Pile Lock – Otero's – Lock was finally received last week and Don installed it. It was suggested that we get a back-up lock. Going forward, we will not use Otero's and will consider J & J Lock Key & Safe, Grants.
4. Sign for Burn Pile – Original estimate from Dynamic Signs, Gallup, was \$194.51 for a 30" X 30" sign. When asked if they could reduce the size and price, they said no. Mary Jo will provide the information to Linda Shoppe who will obtain an estimate from a company that she works with in CA.
5. Newsletter Preparation – Mary Jo informed Shawna Compton that her services were no longer needed. Conversation went well. Nancy Ramm is already working on new formatting ideas.
6. Official Request for Road Maintenance/Gravel to McKinley, Cibola & BIA (Annually prepared letter to try and get funds in their Budgets) – Mary Jo indicated that she did not have time to work on this letter during the last month. Linda Pedersen's assistance in drafting a letter will be needed.

#### **New Business:**

1. Fire Restriction Signs – it was agreed that we should get new signs made and Linda Shoppe will work with Don and obtain estimates and ideas from the sign company she works with in CA. The Volunteer Group wanted to look at Smokey Bear signs, but they are very costly. The other thought is to have a sign with the level of fire restrictions.
2. CCT74 – Recently two ATV's drove on the property while ignoring the "No Vehicles Off Road High Fire Danger" sign. Suggestions offered were: provide a graveled pull-off for vehicles, install a split rail fence across the front, using some old posts left by the lake, with enough space to walk thru and mow to make a path. Clint and Don will work on this. Mary Jo will follow-up with Mark Bundren to determine the owner of one of the ATV's.
3. "Leaving CCT" at the stone entrance sign – Clint will take the sign down.

#### **Landowner Input:**

Elk Haven - Allen Burnam said he had been to Elk Haven three years ago and there was one nice building. A man from Florida owned it. He met several people and learned that several sections south and southeast of the property are leased for elk hunting. It would be hard to subdivide because of the rough terrain. The Zuni Mountains start there. Gut feeling is that he wouldn't share costs with a developer (meaning Mr. Judd).

Timberlake Road – Allen Burnam and Steve Railsback – as a result of the settlement years ago with McKinley County it was agreed that they would build the road to Class C specifications (road was cut, crowned, bar ditches and 3-4 inches of gravel). Now that rains come down from the west, a lot of silt covers the road. Pat feels there is still gravel underneath; however, the road is getting worse, getting flat and cupped in spots from Elk all the way to the Box S. We need to contact the County to determine if it's still a Class C road. There hasn't been any gravel added since the settlement, although the County is suppose to maintain as a Class C road. Mary Jo indicated that this will be included in #6, Old Business. Mary Jo and Linda Pedersen will draft a letter for discussion at the next Board Meeting.

Fireworks – Sue Fisher is concerned about Justin Earthworks setting off fireworks. She suggested that the Board send him a letter indicating that he should set them off in the opposite direction (out of Timberlake). Clint Burleson said there are laws about when you can shoot off fireworks.

Steel Gate on south side of the Lake – Sue Fisher wanted to put her name in for the gate. She was advised that Rusty had already taken it down for free and has the gate.

Surveys – Sue Fisher recently had her property re-surveyed because of a driveway concern with the neighbor. Since the electric company previously pulled the pins out, the price of a survey doubled because the surveyor had to go 2-3 lots away to find a pin. The orange t posts don't necessarily mean it's the right place. Sue wants to prepare an article for the newsletter so that other landowners are aware of this. She will submit to Mary Jo for review.

Noise Complaints – Sue Fisher indicated that procedures for noise complaints are different from County to County. Landowners should also be aware of this, so this could be another idea for the website or newsletter.

Odd Jobs – Sue Fisher indicated that Warren (lives in first house on the right when coming in thru the cattle guard) is looking for work. He's a professional carpenter and charges \$25 an hour although odd jobs might be less expensive. Sue will get us his phone number for the Board. She was pleased with the work he did at her house.

Mary Jo motioned to adjourn the meeting at 12:05 p.m. Clint seconded. Motion carried.

Respectfully Submitted  
Mary Jo Wallen, Secretary