

**TRLA PUBLIC BOARD MEETING
TCC RANCH HOUSE 10:00am
OCTOBER 27, 2008**

ATTENDANCE: Board members Eileen Domer, Duane Barbano, Jerry Toellner, Gary Blum and Linda Pedersen (via conference phone) Absent: Jeff Court. Four landowners present.

Linda Pedersen, President, called the meeting to order at 10:00 am. Quorum established.

Gary Blum, Secretary, read the minutes from September 27, 2008 meeting. Duane Barbano moved to accept the minutes. Jerry Toellner seconded. Minutes approved.

Treasurer's Report:

Eileen Domer presented the following:

Income: \$3,433.35

\$150.00 collected for outstanding accounts and \$2,932.35 for current year dues.

Expenses: \$9,141.84

Significant expenses were:

\$717.00 for federal income taxes.

\$1,957.00 for Directors and Officers liability insurance.

\$1,033.00 lawyer.

\$964.00 for gravel, \$480.00 for ditches and culvert work on side roads.

Notes payable: \$1,750.00/mo.

There are 59 lots still owe for full years dues and 17 lots who have a balance of \$200 - \$980.

Roads Report:

Jerry Toellner reported the following:

- Robert has been on medical leave.
- Backhoe was used to work on ditches on Cottonwood Loop and Cedar Rd. near Conejo in preparation for winter. Plan to work on the culvert located on Fox to improve drainage.
- There is sand available to those owners who wish to obtain some.. Gary asked that some sand remain at the Ranch House for a proposed "common area" garden should it be approved and put in place.

- Shale is available near Timberlake off FR 157 which could be used as base to raise the section of Timberlake Road on the flat lands between the firehouse and the cattle guard. He will talk to Cibola County about this
- Gravel is needed on Pine Tree, Sagebrush, and Fox and on Elk to the bluffs.
- Need more culverts; Farmington appears to be the least expensive place to purchase them. Gary indicated an acquaintance might be willing to sell about a half dozen 30" culvert at below market prices.
- Elk/ Sagebrush Road need work to set drainage but "bedrock" appears to be a deterrent.
- Will prepare the snowplows for the winter.
- The Dump truck has an oil leak which Jerry will be able to repair. The tractor, truck and grader are working well at this time.
- Landowners present thanked the Road Dept. (Jerry and group) for putting the roads in great shape.
- Jerry requested that all landowners try to drive slower as to not create washboard conditions and destroy the work in place.

Architectural/Maintenance Committee:

- Duane reported that a letter was sent to some landowners regarding the open air RV storage on their lots. Two landowners removed their RVs. Landowners can store their RVs at J. Bacas located in the middle of the subdivision for a fee.
- Duane reminded all land owners that CC&R's are a part of ownership within Timberlake Ranch and owners must live within the guidelines. It was asked that any and all Realtors selling land within Timberlake use extra effort to inform buyers of the CC&R's prior to purchase.

CC&R Revision Report:

Final CC&R revisions have been submitted to the Board attorney as of 9-29-08 for review and comment.

Newsletter Update:

Duane hopes to get the newsletter out the 1st part of November. Need articles from board members and landowners

Commons Report:

- A new pressure tank, water meter and piping system were installed and except for a banged up (to be replaced by vendor this Tuesday) pressure tank, all seems to be in working order.
- Gates and locked boxes to the lake were painted.

Equestrian Report:

Signs (3- 30") arrived and will be placed at critical locations along Timberlake Road. The placements will be near the entrance to CCT, prior to the "Y" and the lake access cutoff road and near Elk Road.

Old Business:

- Cibola property tax protest for lot CCT74: The Board has requested a meeting with the Cibola county Assessor to continue the protest on the County's land value for CCT74. Still waiting to hear back from the County Assessor's Office.
- Well/Water: With the recent installation of a water meter the Board will monitor water usage in light of the ongoing Zuni water basin litigation. The Board wants to be proactive instead of reactive to future problems that will occur with equipment break down and loss of water. Also water usage by Timberlake landowners needs to be fair and equitable to preserve this precious asset. Questions were again raised as to how much water is used and for what purpose? Is the well registered with the state of NM? The topic was tabled for further discussion and consideration. It was concluded the topic needs more landowner input to reach a lasting solution.
- Removal of Junk pile: Board members and volunteers will finish cleaning the area on Saturday 11/01/08 and transport junk to the Zuni transfer station.

New Business:

- Duane and Danny Montoya will winterize and close Bathhouse for winter.
- Copier Quotes: Duane reported on the investigation of obtaining a new copy machine or contract to facilitate our printing needs. "Imaging Concepts" has submitted a preliminary bid with several options. We have until late 2009 to make a decision and will continue to obtain proposals and investigate options.
- Commons Garden Proposal: Two landowners submitted a request to the Board to place a "commons garden" for all landowners somewhere near the Ranch House. They felt that a commons garden would be another way to build community. They offered many ideas regarding proposed size, water usage and water capture via roof runoff and general landowners participation. The Board gave its' general approval for the concept and encouraged the proposing landowners to submit an article for the upcoming newsletter and to further investigate landowner overall interest and get back to the board with a focused plan.

Duane Barbano moved to adjourn the meeting. Jerry Toellner seconded. Meeting adjourned at 11:45 AM.

The Board went into Executive Session following the meeting.

Respectfully submitted,
Gary Blum, Secretary.