

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
JULY 21, 2018

Call to Order: 10:02 AM

Introduction/Announcements: Steve Wills, Steve Stevens, Shirl Henderson, Linda Pederson, Sharon Axtell, Charley Haverstick, Don Ouellette – present via phone.

Landowners: Mary Jo Wallen, Jim & Carrie Zwerg, Ron Scahli, Barbara Stevens, Nancy Wills

Approval of Minutes from June 30, 2018: Charley moved to approve the June minutes, Linda seconded, approved.

Treasurer's Report (Steve S.)

Wells Fargo – Deposit	61,733.03
Wells Fargo – Operating	54,202.10
Wells Fargo – Reward Fund	1,524.06
Wells Fargo – Contingency Fund	
Ranch House	70,000.00
Emergency	41,954.21
Assessment fees outstanding	11,040.88
Assessment fees prior years	6,442.48
Assessment fees outstanding 17/18	4,598.40
Accounts Receivable 18/19	(2,611.55)
6011.01 Legal	4,723.26
2017-2018 Year End	
17-18 Budget	183,017.00
17-18 Income	174,378.68
17-18 Expenses	<u>147,386.26</u>
Difference	35,630.74

Steve said that there is a \$8000 carry over for the audit, as it didn't get done last year.

Don asked for history on how the reward fund was started. The money was set aside many years ago as a reward to landowner/person whose information lead to the arrest and conviction of person(s) who caused damage to Commons or personal property in Timberlake.

Liens and Foreclosures Report (Linda):

TRLA Owns 4 lots as of 10.21.17. 051022M Cottonwood Loop, 020404C Sunflower Dr (\$7500) and 020415C (5.24.17) Buttonwood Drive and 082504M (10.25.17)

Lots Currently with Lawyer: 1 in Foreclosure Process
1 Payment Plan

Lots Currently Liened Not with Lawyer: 7

Liens sent to Cibola and McKinley County for filing: 5

Lots to be sent to Lawyer for Demand Letter after 7.31.18: 5

Roads Report (Don): Don reported that Jack has worked on the cattle guard 3 times filling it then dragging. The BIA graded it on the 17th. Jack has smoothed out Woodland. Don will check out Sagebrush and fix any issues. Timberlake was worked by McKinley. Steve W received a note that there was an issue on Ash, he will check this out and then direct Jack.

Architectural/Maintenance Report (Steve W.): Steve is working with a landowner on TLS who is trying to build on his site. He stamped a set of plans for a house and approved plans for a metal building in 2009. Quonset hut was built and signed off on. Nothing has been done since and there has been no communication from the landowner. Steve will be sending out a letter as to what options are available to the landowner at this point.

Commons Report (Charley): Charley reported that the bath house floor in the men's room was coated but it is not sticking, so this should be dealt with when the bath house is shut down for the winter; handicap grab bars were installed in all toilet stalls; Lesa is still working on refinishing the street signs with the material that Linda had purchased, but how long will it last? The stencil for the template was found. Need to make up 4 replacement signs. Some of the posts are starting to rot off, so those will have to be purchased, coated, then reset. The wood pile has been burned and the sign taken down and put away. The fire department has asked about Elk being a fire break. This will mean taking out trees (which will have to be hired out as they are so big). They want this to be a complete vertical break. The prairie dogs are a problem under the foundations and Charley will work at getting rid of them.

Discussion followed on what will be needed to make Elk a vertical fire break. Charley will do some research and report back.

Communications Report (Shirl): Shirl reported that she has talked to Wayne about eliminating personal addresses on the Board information on the web site. Shirl feels that she does not need an email as her phone number is listed. Wayne requested something from the Board on leaving out private addresses and using private emails. Linda made a motion to leave our personal addresses off of the website and to use those emails as stated. Sharon seconded, approved. Shirl will get this information to Wayne. Shirl controls what information is put on the website. Everything must go through her.

Old Business:

1. Neighborhood Watch organization update: MJ shared that the meeting was good with 30-40 people attending and 4 officers. We are getting the attention of the Sheriff. She will get a report of the meeting to be put on the website. Nancy W reported that there are two officers checking for speed. MJ asked if there were extra signs that could be put on the power roads indicating that "No ATVs & Vehicles allowed". Steve S suggested that when these signs are available, let the landowners know so that they will be responsible for posting on their property and this will take it off of the Commons. Charley shared that this was a great meeting. There seems to be lots of support from the police and he came away knowing that they are trying to keep aware of what is going on out here. There were good ideas and suggestions.
2. "No Hunting" sign plan update: Charley shared that now that the ground is soft, more signs will be going up. Rosalie has given permission to place signs on her place but will ask where she would like them.
3. CC&R update committee discussion: Nancy shared that the committee had a discussion on how to define issues on off-site built homes, pre-constructed homes like Deltec, log cabin, and what CID approves. Linda shared that the attorney fees are racking up with the back and forth on wording of amendments, so she would really like to do what the committee decides and submit it then. I would like to have the committee write it up, have the Board take a look at it, send it to Hays and then send it out to landowners. There is no blanket approval from CID, each plan is evaluated.
4. Legal Feedback to Silent Bid Procedure: Linda said that we had to upgrade the openness of our procedure. Linda has changed the bidding forms on lots going out to bid and she will have pictures of the lots for of the for the website. Lot on Buttonwood will be \$7800 and the one on Oak drive will be \$7000, both under \$10,000. She will send out the forms to the Board before printing and will get the power point ready for the website when the paperwork goes out. These are only going to landowners in good standing. There will be a former board member watching the bid opening procedure. This person will have signed a form of confidentiality. We can publish the highest bid and show a landowner the bid, but we cannot share any personal information. The envelopes won't be opened until all bids are in and sealed. The rules are very specific that the landowner has the burden of making sure the bid is done by the rules.

5. Ranch House porch remodel: Charley said that he got the plans done with a couple of changes. The porch and main roof will be the main bid, the rest of the roofing including the bath house as another bid. He said that he could tear off all of the existing porch in November and then start in the spring and dig the footing. He really doesn't want to open it up during the winter. Carrie asked if any trees will have to be removed for the extension. Charley didn't think so at this time.
Discussion followed on where events could be held if the porch work time frame interferes with activities. The equipment shed would be a big enough place for activities during construction. Steve S asked if we need a permit to tear off the porch and Charley said no, but a notice that we are starting pre-construction.
6. Realtor signs update: Steve W said that Adam, Tom, Raf and Nancy have agreed to no signs on Timberlake unless sale is on Timberlake and they also agreed that if a new realtor comes in, they would contact the person and let them know that no signs will be on the road. Congrats to them for agreeing.
7. July Newsletter updates: The covenant committee discovered that CID has changed its policy on architectural size. No permit went from 200 sq ft to 120 sq ft. A mailing is going out to those that do not get the Newsletter electronically as this was in the July Newsletter. Update – CID as of July 1 standards: definition of storage shed, not to be used for living. Lots without residences, sheds over 120 sq ft require a permit. An assessor will be coming out to look over permits.

New Business:

1. Culvert cleaning: We, as a roads commission, every spring, hire Elvin and an associate to clean the ends of culverts. This helps to keep the ditches running smoothly and saves the association money in the long run. The middle of the culvert is the landowner's responsibility. This has been done for three years in hopes that the rain will clean the culvert out.
2. Amendment to Lien Policy. Linda was looking at the end of the fiscal year and noting there were 5 properties in arrears that showed different ownership on the county treasurer's website. She sent a note to the attorney and he said to place a lien and recommended that we write a letter to person who now owns the property. Linda made a motion that the law firm draft the letter that goes to property owners who bought it. Don seconded, approved.
3. Silent bid on two properties update: Linda shared that this is done and will be sent out the 1st of August.

Landowner Input

1. Commons dirt usage: Ron Schali asked if the Board was using commons land dirt for repairs. There is an erosion problem when this land is taken. Where does the Board stand? Steve W said that there should be no quarrying of common lands dirt unless emergency and repair of culvert. Commons to commons is one thing and commons to private property is not. In repair of and not causing erosion problems in another area. We don't quarry commons land to fix problem – create a problem to solve a problem is not what we want. Again, Ron asked what the Board policy will be. Linda will work on a Board policy for this issue.
Discussion on whether we want the board policy to be on the web site. Once the P & P manual is redone, then the Board will make a decision.

Charley made a motion to adjourn, Steve S seconded, approved.