

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
AUGUST 19, 2018

Call to Order: Meeting called to order at 10:00 am

Introduction/Announcements:

Board – Steve Wills, Steve Stevens, Shirl Henderson, Don Ouellette, Linda Pederson, present via phone. Charley Haverstick, absent.

Landowners: Nancy Wills, Mary Jo Wallen, Ben Burkland

Approval of Minutes from July 21, 2018: Steve S moved to approve, Don seconded, approved.

Treasurer’s Report (Steve S.):

<b>Wells Fargo – Deposit</b>	157,934.08
<b>Wells Fargo – Operating</b>	58,504.11
<b>Wells Fargo – Reward Fund</b>	1,524.10
<b>Wells Fargo – Contingency Fund</b>	
Ranch House	70,000.00
Emergency	41,959.92
<b>Assessment fees outstanding</b>	73,833.63
<b>Assessment fees prior years</b>	10,791.82
<b>Assessment fees outstanding 18/19</b>	63,041.81
<b>Accounts Receivable 19/20</b>	-345.36
6011.01            Legal	1,834.37
<b>Total expenses for July</b>	6021.61

Liens and Foreclosures Report (Linda):

TRLA Owns 4 lots as of 8.19.19. 051022M Cottonwood Loop, 020404C Sunflower Dr. (\$7500); and 020415C Buttonwood/082504M Lobo (Silent Bid to end 8.31.18)

**Liened** Lots currently with lawyer: 10

Foreclosure Process 1

Payment Plan 1

Demand Letters 5

Nondisclosure of Ownership Change 3

Liened Lots **NOT** with lawyer: 3- These were outstanding at end of last year, but ownership has changed and liens filed.

Roads Report (Don): Louis, Jack, John and Elvin removed the big tree on Fox, got the barrow ditches and cleaned up the culvert. The small culvert will be taken out and replaced with a big one. There are 4 culverts on Sagebrush, both sides of Fox. Gravel will be put down and the piles of dirt from Sagebrush will be used on Woodland. Ash needs culverts and ditches, which will be taken care of. Don and Jack surveyed the Ranch and barrow ditch work needs done all over. Jack dug the curve and BIA. A culvert on Roadrunner is plugged and needs cleaned. There is a 10” culvert o Sagebrush that needs to be taken out and Don will ask the landowner if he/she is willing to pay Louis to put it in, and Don thought that if she agrees, then they will give her the culvert. Steve S said that if this is causing a problem with roads, maybe this would be one of those things that save us money to just do it, but the landowner should be approached, first! The culverts have been ordered and Louis will pick them up.

Dr. Crooks called Don about the BIA road. Steve W has sent info to Rob MacGregor, Legislative Director for Congressman Steve Pearce, He has also worked with Dr. Crooks. New landowner, Maryann Armigo will get involved and go to Albuquerque as a group to meet with state government. BIA says it is 157 road. The BIA gets funded to work the road, they are spending money elsewhere. If they say it is 157, then Cibola can be paid to work it, however, paperwork is somewhat of a problem to get paid. Steve W said he will provide Don and Dr. Crooks along with himself as TRLA representatives.

Don would like to be able to run the grader without paying someone. He is willing to be trained as well as Jack. Louis knows how to run the grader and hopefully teach how to run it. Don is going to looking into a school for training for both he and Jack.

Architectural/Maintenance Report (Steve W.): Steve has nothing to report at this time.

Commons Report (Charley):

Commons Report for August Board meeting (8/19/18) - provided by Charley H.

1. Road signs refinishing/replacement – progress continues by Lisa, with help from Elvin. Side road signs are nearly complete, and signs on Timberlake Road will begin soon.
2. Equipment Storage Overhead door panel – Herb Gray has painted the replacement panel to match others.
3. Prairie dogs problem/damage to building footings – some concern about using poison or shooting to control damage, so perhaps II will look into eliminating them with exhaust fumes.  
Elk road fire break/ tree trim both sides of Timberlake Road – I met with Julie Farrell about this situation, and I advised her we have no funds allocated for this matter this year. I also spoke to Jack Mansperger about using the dump truck to cut low hanging limbs this year and perhaps get quotes on trimming the trees above that for a possible budget item in coming year(s).
4. Bath House/shower floor in Men's room – I have purchased epoxy coating to repair the peeling area (and coat women's shower walls) after bath house is closed for the winter.

Communications Report (Shirl): Shirl had the upcoming events put on the website, did some adjustments on emergency info, Mary Jo wanted the major critter alert posted on the front page and the Zone Coordinators were posted under emergency, deleting the old one.

#### **Old Business:**

1. Neighborhood Watch organization update: Mary Jo shared that she put out the critter alert and has heard nothing in the last 3-4 days. She put flyers on bulletin boards. She has sent out invitations to law enforcement to the Labor Day BBQ but has not heard back from them, so she will check to see if they are able to make it.
2. "No Hunting" sign plan update: Per Charley, No hunting/trespassing signs – Steve Stevens assisted me in getting the rest of these signs installed so this item can now be removed from future board meeting agendas.
3. CC&R update committee discussion: Nancy W shared that their meeting August 6<sup>th</sup> was postponed and rescheduled for September 3<sup>rd</sup>, the Monday after the BBQ. At that time, she hopes to have everything finalized for either September or October meeting for updates and clarifications. After a discussion, Linda and Nancy agreed that the committee will sign off at their meeting on September 3<sup>rd</sup>, then email to the Board for feedback, and then send to landowners. Linda said that there will be a 3 month period for voting and only 51% of the landowners is needed for this.
4. Ranch House porch remodel: – Charley believes the plans are complete now and before permits are obtained (time starts ticking) he will see about getting quotes for review by the board. He has spoken to Tom Abbott and Wylie Clawson about this project, however it seems there is little to no interest from them so, he will see if someone in Gallup is interested.
5. Silent bid on two properties update: Linda said that nothing has come back yet. Linda will look into putting the properties on Zillow after they are up for sale for everyone.

**New Business:** Steve S asked for a vote on the percentage of overage to put into the contingency fund. Last year we were \$35,673 under cost, expenses less than budget. The Audit Review was budgeted at \$8000 but the actual cost is under \$3000, so \$32,600 can be put into whichever fund the Board decides. He suggested putting this into the Ranch House fund or put it into the budget and move around later. Another option, put in 2/3 in the extension fund, the rest in budget. After further discussion, Don made a motion to transfer \$32,000 in the contingency fund, Sharon seconded, approved.

**Landowner Input:** Mary Jo shared the Bill Kangas let her know that CDEC put up NO ATV-Vehicle traffic signs on the power line right of way. John (Polly) would like horse signs since people are driving down the road too fast by their place. Mary Jo said that 3 signs on Lobo, Elk and Aspen should be enough and she will order the signs and John said that he will put them up and Wills donated the T-posts. Shirl made a motion to buy the signs, Don seconded, approved. Mary Jo has redone the Equestrian policy and has asked Shirl to be the contact Board member for this. Shirl will read and make her changes to the policy, send onto Steve W., he will scan and send out to Board for their approval.

Steve made a motion to adjourn, Sharon seconded, approved. Adjourned at 10:55 am