

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
FEBRUARY 16, 2019

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

Introduction/Announcements:

Board members present: Steve Wills, Steve Stevens, Charley Haverstick, Don Ouellette, Sharon Axtell, Linda Pedersen via phone. Shirl Henderson absent.

Landowners present: Joe Martinez, Harry Daniels, Eileen Domer, Tim Domer, Barbara Stevens, Nancy Wills, Mary Jo Wallen, Ron Schali, Tom Abbott.. President commented that this was a record turnout for February.

Approval of Minutes from October 20, 2018: Charley made a motion to approve, Don O. seconded, approved.

Treasurer's Report (Steve S.)

6610.01	Legal	(1,292.42)
6110.01	Legal – Hays	(4,141.92)
6250	Income Tax	(289.45)
8020	Gain/Loss – (Proceeds from sale of lot)	(1,506.42)
6190.02	Road Maintenance/Repair	2,834.75
Wells Fargo – Deposit		133,162.70
Wells Fargo – Checking		39,470.05
Wells Fargo – Reward Fund		1,524.33
Wells Fargo – Contingency Fund		
Ranch House		100,000.00
Emergency		<u>44,002.47</u>
Total		318,159.55

Liens and Foreclosures Report (Linda):

TRLA Owns 3 lots: 01022M Cottonwood Loop, 020404C Sunflower Dr and 082504M Lobo Dr.

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

Liens Currently Liened Not with Lawyer: 6

Liens recorded since 10.18.18: 3

Liens released since 10.18.18: 6

Roads Report (Don): Dec – Jack dragged the main road and the BIA, put chains on the truck and took it over to his place. Jack and Elvin plowed the main and side roads. Luis took the tractor out to widen roads and also widened Mary Jo's place.

Jan – More plowing and Fox was plowed so an inspector could get to a lot. The lift chain broke on the plow and Don P and Jack got parts and fixed it. Don O said that he will probably have to get some snow chains for next year. Tractor was serviced.

Feb – Dragged the main road. Tractor malfunctioned due to air in the line, and it is cold natured by design. Don P. helped to fix the problem. The block heater is kept on. Don O inquired about keeping fuel on the ranch and Steve S said that it doesn't keep very long.

Mary Jo asked if there was any more information on grader training and Don had found a class held in San Diego. It is a 2 day class and \$400 /person. Don O will pursue this this Spring and he and Jack will get with Don P to work with him and practice after the class. Linda thanked Don O for the complete inventory of all of the equipment.

Architectural/Maintenance Report (Steve W.): Steve &/ Linda has approved a horse corral building, a foundation plan, and a modular plan. There were two CC&R complaints. A letter was sent to the landowners with the travel trailer on the property, and the building has been started on the other complaint.

Commons Report (Charley):

Elk road fire break/tree trim both sides of Timberlake Road – Charley met with Julie Ferrell about this situation and he advised her that there are no funds allocated for this matter this year. He also spoke to Jack Mansberger about trimming

the low overhanging trees and using the dump truck to take slash to the burn pile. He has been trying to get quotes on trimming the taller trees for a possible budget item in coming years.

Bath House-Leak of Pipe at Propane Tank – This needs repaired before turning on the furnace and water heater in the bath house. The recoating of the men's shower stall floor will need to be done before opening the bath house on April 1st. Don O questioned the gopher abatement project. Charley said that the problem still exists and he will work on it this Spring.

Communications Report (Shirl / Steve W): Steve shared that Shirl received all of the necessary reports for the newsletter and forwarded to Nancy Ramm. She worked with Wayne to set-up top headings to add – RULES & REGULATIONS, and under that added the following: Ranch House Well Policy, Cibola Co Animal Control Reg, Shed Update, Open Range Fence Out, Board Regulation Equestrian/Hikers Easement, TRLA Equestrian/Hikers Easement Guidelines/Etiquette, along with notes referring to Equestrian Easements & Map, and OHV (Off Highway Vehicle) Rules.

Under forms: Special Burn Permit Ramah/Timberlake Fire/Rescue.

Home Page: TRLA Ranch House & Bath House Closed on Nov. 1, 2018

TRLA Board General Meeting Minutes for September 2018 & Financials for September 2018, and Financials for October 2018 were posted.

Two property owners notified her of address changes which she forwarded to Nancy R. (Robert O'Sullivan & Valerie Burt) There are minutes and financials that need posted on the website, Sharon said that she is in charge of that and will get them posted ASAP.

Old Business:

1. Reaffirm votes done by email :
 - a. forgive interest/penalties on 020164C- Linda shared that a man came forward to buy this lot from potential future foreclosure, gave \$600 to pay off all he dues and release of lien through escrow. Don made a motion to forgive the interest and penalties, Steve S seconded, approved.
 - b. Board vote to approve Covenant amendments for landowner vote. Sharon voted to approve the Covenant amendments for landowner vote, Charley seconded, approved.
2. Neighborhood Watch organization update. Mary Jo said that now, there was not too much. She will work this committee in conjunction with Forest Management. Don O. asked if there was any further discussion about law enforcement out here as the response time can be pretty long. Mary Jo said that the departments would be invited to the annual meeting again and she also shared that Cibola County Sheriff Tony Mace and McKinley County Sheriff Ron Silversmith were elected to the top two executive positions of the NM Sheriff's Association. There are 33 sheriffs who work with State Legislators every month.
3. Proposed Amendments to Covenants vote status. Nancy shared that she has received as of this morning, 152 returned envelopes. The voting closes on the 23rd and votes will be voted after 3/1/19, to allow any envelopes that are slow to get here due to slow mail. The committee to count the votes will be landowners who are not on the committee, 2 Board members, and some committee members. She will let those landowners know when exactly.
4. Ranch House porch remodel. Charley said that the plans are complete and before permits are obtained (and the clock starts ticking), he will see about getting quotes for review by the Board. He has spoken to Tom Abbott and Wiley Clawson about this project; however, it seems there is little to no interest from them. He has been trying to get contractors in Gallup to provide a bid; however, there is little interest in coming to Timberlake/ do this project. A suggestion was made to explain to potential bidders that construction crew could stay in the ranch house or on the grounds and use the facilities without having to endure travel expenses and travel time.

New Business:

1. Create Timberlake photo gallery on website. When Linda was communicating with landowners, she would send one of the photos that were on the old web site and include them in her mail. They were very impressed and wondered where they could see them – so... Linda contacted Wayne and asked if he could put the old pictures on the new website. He said yes and asked that they be on a flash drive. These will be photos that Nancy Dobbs has taken along with other landowners. Also photos of the 2009 Flood and the big snow storm that was after that. It was suggested that Shirl should be in charge of this project.
2. Beginning of Review/Adoption of Board of Director's Manual. e.g. Welcome Packets stuff under Communications, or checklist for Director's duties. Linda is updating this in pieces and when she sends out a

document, please review it and comment back. All of the work will put the Policy and Procedure Manual in one document. Review before March and send comments to Linda.

3. Nominating Committee for Annual Meeting: There are three positions that are up in May; Charley Haverstick, Sharon Axtell, and Steve Stevens. Shirl and Sharon will be on the committee.
4. 2019/2020 Budget : Steve has the forms ready and the Board will go through this at the March meeting for approval in April.
5. March Newsletter: Those Board members that contribute to the Newsletter, please send your article to Shirl to be forwarded to Nancy Ramm.

Landowner Input

1. Forest Management Sub-Committee Request – Mary Jo Wallen. Mary Jo will be working in conjunction with the Neighborhood Watch committee and the Forest Management committee. One of the objectives of this committee will to make sure that every lot that has a house, shed, well, power pole or anything on the lot, has a rural address on that lot May 4th is Wildfire Community Preparedness Day. This is an annual campaign that encourages people to come together on a single day to take action to reduce their wildfire risk. Last year there were 150 \$500 grants given out at the State meeting. Mary Jo will hold a meeting on this day at the Ranch House with 11 coordinators and she will also put this information in the Newsletter for anyone that would like to attend. There will not be any Forest Guild representatives.

Letters were emailed out to the Board re: this proposed committee. Ron Schali and Mary Jo found out that Timberlake went from one of two high risk areas, to one of eight. The proposed committee is requesting that the Board start putting attention and money in budget for forest management. Mary Jo will start writing a grant for one of the \$500 grants and if she receives it, then this can go for printing of Ready Set Go packets for every landowner, also some go for the Elk Road firebreak. Ron Schali shared that this proposed committee would be focusing on a few different areas. Ron handed out a Position Statement from the International Association of Fire Chiefs that stated the problem, their position, and four ways steps to work on the problem: Risk Assessment, Education, Planning, Mitigation. He also handed out McKinley County Community Wildfire Protection Plan: 2018 Update with the communities at risk and Threat Level-Cibola County. Ron also shared that NAU has done studies on the fuel load of areas. He said that preventing ground fire means cleaning of ground cover further out than just around the house and perimeter.

Steve S asked what amount the proposed committee was thinking for a line item figure. There was talk of buying chippers at \$30,000 to \$40,000, plus insurance or \$3,000 to \$4,000 for smaller chippers. Eileen said that this could be an alternative to the burn pile, as some people have trouble getting their slash to the burn pile. Discussion on the Forest Service grants through Forest Guild and then came out to Timberlake and offered to landowners the opportunity to have the 300' perimeter around residence cleared for \$100 and the grant paid the other \$900.

It would be the proposed committee's initial job will be to research renting vs buying of equipment, having a man from Snowflake that Mary Jo has talked to come out and assess and give a quote on the Elk Road Firebreak project, any printing that would be done and sent to landowners and outreach to absentee landowners. Andy told Mary Jo that Billy Sanders and Julie Ferrell would be good contacts when assessing the forest. The proposed committee's goal would be to get every lot assessed and in compliance. Limit the chance of fire. Mary Jo asked that a Board member be on the proposed committee and this will be discussed in Executive Session.

Tom Abbott shared with the Board that Pam Mansberger had suggested another set of mailboxes for those landowners that are located near the entrance of the Ranch, so that they would not have to drive all the way to the Fire Station and then back to their lots. The boxes would have to be far enough off of the road so that there is no blockage. The Board will discuss this further.

Charley made a motion to adjourn, Don seconded, approved and meeting was adjourned at 11:15 am.