

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
FEBRUARY 20, 2021

Call to Order: 10:01 am

Introduction/Announcements: Board members present- Steve Wills, Steve Stevens, Charley Haverstick Shirl Henderson, Sharon Axtell Mary Ann Armijo, Don Ouelette

Landowners:.. Duke Armijo, Barbara Stevens, Nancy Wiulls, Julie Farrell, George & Maria Shaw, John Hardison

Approval of Minutes from October 17, 2020: Charley moved to approve the 10/17/20 minutes, Don seconded, approved.

Treasurer’s Report (Steve S.)

<b>Treasurer’s Report Feb 2021</b>	
Wells Fargo – Deposit	129,804.28
Wells Fargo – Operating	32,111.11
Wells Fargo –Reward Fund	1,524.98
Wells Fargo – Savings Account	
<b>Ranch House</b>	20,000.00
<b>Road Emergency</b>	44,910.56
	228,350.93
<b>Assessment Fees</b>	
Prior Years	406.90
Last Year	2,318.21
This year outstanding	12,862.97
	15,588.08
6,190.01..... Gravel	80,777.11
6,190.20 ..... Road Maintance/Repairs	6,804.05
	87,581.16
<b>Ranch House Patio</b>	
D Hurst	80,885.00
M Begay	14,234.13
Extra expenses*	10,568.27
	105,687.40
*windows/stainglass/paint	

Liens and Foreclosures Report (Mary Ann):

- 0 liens filed
- 0 with attorney
- 3 liens to be released
- 7 with more than 2 years in arears – letters need to be sent
- 1 for discussion on foreclosure

Roads Report (Don): Don gave his report with dates of work done. This is a synopsis of what was done:

Some side roads have been drug and graveled, the BIA, Main Road and No Man's Land have been drug and graded, snow has been plowed when/where needed, new snow chains were put on grader, tractor and truck, and the parking area at the Ranch House was plowed.

Architectural/Maintenance Report (Steve W.): There were no CC&R violations and 5 sheds were approved. Steve shared that there are about 3 modulars in the works. Architectural request forms are on the website.

Commons Report (Charley): Not much has happened since the Ranch House/Bath House was closed for the winter and the water system drained on November 1<sup>st</sup>. The porch addition is near completion, needing some staining on the old/existing walls; spraying sealer on the ceiling; and installing vinyl flooring. These will be completed when the weather warms up/permits it. New light fixture was installed in the meeting room – thank you Jack. Epoxy coating will be installed in the men's shower area of the Bath House when it warms up and before the reopening on April 1<sup>st</sup>. The brush piles have been burned, thanks to our great voluntary fire department and will once again be available for limb trimming when the fire department has given the OK. As your "Common Man", Charley would like to mention that the 80 acres of common land is under review for forest restoration and fire control. Thank you to Mary Jo, Ron and others on the sub-committee. Mary Ann asked if the bathroom was fixed that had been approved? Steve shared that he has received texts from (?) and the equipment has been ordered but has no idea when it will be delivered. Charley told him that he wanted all work done before April 1<sup>st</sup>.

Communications Report (Shirl): Shirl, working with the Web Master this winter, has kept the website current with information for landowners. This information includes: Posting minutes and Financials from Board meetings, Board meeting schedules when changes are made, when the well and bath house are open or closed, any changes to emergency information, Fire Restrictions, when the burn pile is available for usage, Zuni announcements, and information from Dr. Faber of Zuni Hospital – (vaccine info and how to register from NM Department of Health).

### **Old Business:**

1. Neighborhood Watch organization update. Nancy said that there are no updates at this time. There will be a meeting in May of June and an email will be sent for requests of what they would like to see.
2. Ranch House porch remodel completion. See Commons report
3. Forest Management Sub-Committee Status.

### **FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT FOR FEBRUARY 2021**

1. Grant opportunities – we have researched several opportunities and the best one seems to be the FHI to begin the Commons mitigation. The Committee had a zoom meeting with Clay Benton on 1/26/2021. We will start talking to contractors about submitting bids after we get the final prescription from Clay Benton. Todd Haines and Clay Benton recently gave us a list of seven more vendors to consider.

2. Chipper Day was held on 11/12/2020. Ramah Navajo crew ended up sending out three trucks/trailers with 9 guys to pick up all the brush on the 4 landowner lots that were scheduled for the day's work. Their chipper broke down. All landowners were happy with the work that was done.
3. Mary Jo spoke to Yolynda Begay, Mt. Taylor District Ranger on 2/5/2021. Yolynda hopes to hear back in either March or June about the viability of the fuel break project on north/east side of Timberlake. She also requested that a surveyor come out to mark the boundaries on the west side of Timberlake before we begin mitigation on the 80-acres of Common Land. However, we are third in line. As an alternative Clay Benton can provide maps with the Avenza program for the contractors to use. Since it might not be exact, we are waiting to hear back from Yolynda as to a buffer zone that we should use (possibly 15').
4. Mary Jo participated in two webinars. A FAC Leader meeting was held on 12/2/2020 with seven participants. We discussed current problems (like our failure to obtain a fiscal agent for the AIM grant), Vision and Goals for the Leaders, Schedule for bi-monthly calls. As a result of the meeting Larry Winn, Soil and Water Conservation District, was contacted about a Wildland Urban Interface grant for the Commons area. A subsequent phone call with Todd Haines, NM Forestry, determined that when funds are available and program available, it would be for the 2022 timeframe. A prescribed burn webinar was held on 12/10/2020. OK has 21 community associations that started back in 1997 with training and approval provided by local fire districts. Other active groups are in Nebraska, Colorado, North Carolina, Bay area of California and Nevada. They have burned 5 acre parcels up to 20,000-acre parcels. Positive feedback takes a couple of years before people begin to look at the opportunities that prescribed burn programs provide.
5. Of the seven landowners who applied for FHI grants last fall, two landowners backed out, one was not approved because the lot was already in good shape, work has been completed on one lot and two landowners are doing the work themselves and one landowner has not decided to proceed yet but appears to be interested in pursuing this spring/summer.
6. Mitigation Workshops - when we sent out the survey last summer 22 landowners expressed an interest in attending workshops on topics such as chainsaw safety, thinning and forest health, creating defensive space zones. Because of COVID we will continue to keep on hold until the Forest Service Guild or State Forestry is able to provide assistance.
7. The survey also indicated that 30 landowners were interested in grants. We are in the process of contacting these landowners so that we can provide the information to State Forestry when FHI grants are available again.
8. Ray Martins has been contacted about completing the work on Fox sometime this spring.
9. Link to a NFPA (National Fire Protection Association) FB event concerning lowering community wildfire risk was put on the TRLA website and FB page. Event is at noon on 2/23/2021.
10. Mitigation articles will be sent to Nancy Ramm by the end of the month for the March newsletter.

(Forest meeting 2202021)

4. TRLA Phone Line Improvement Committee. Shirl shared that Pam Antosh has done a great job of working with Century Link. Temporary cables have been dealt with, and phone lines have been buried. The party line issue has hopefully been taken care of.

5. Restricted Water Usage status. This is a policy that was put into the Policies and Procedures in 2010. Steve shared handouts for Bulk Water Truckfill Systems and links for these recommended by Dennis. These are above ground and do not know the costs but he will research and bring it back to the Board. Julie shared that she and Rick have no problem bringing the key down so that camping landowners can get water. She also said that she could probably get more volunteers from the Fire Department. Mary Ann asked if we shouldn't start a fund to have the funds to repair the well? Per Steve S, there is a \$1500 reward fund that has gained \$24 interest over many years and we can use that fund for repairs. The reward fund was established for vandalism if a landowner had turned in the culprit. This account can be renamed the Well Fund.
6. Timberlake Road Signs – McKinley County: Mary Ann shared that the county is going ahead with putting up the green signs like the ones in Cibola County. This will take place when the land is dry. The funds will come out of McKinley County Road Department. Steve W thanked Mary Ann for helping getting this done.
7. Cycle Bar Mower discussion. Don is still researching/evaluating equipment to make sure that it will work on the side of the road that goes down to the lake.

#### **New Business:**

1. Nominating Committee for Annual Meeting: Three positions are open but only two need filled. Bios must be turned into Sharon or Steve by April 15<sup>th</sup>.
2. 2021/2022 Budget: In Executive session at the March meeting, the Board will go through and update a new budget compared to the old budget and get it approved at April meeting.
3. March Newsletter. This is the last newsletter that Nancy Ramm will be doing. Please have your input by the end of February to Shirl so that she can go over it and get it to Nancy. Steve asked that we all be on the lookout for a replacement for Nancy. He also asked Shirl to ask her if she would be interest in composing, be the Creator, of the newsletter and someone else handle with the business end of it.
4. Mailbox cluster addition at Fire House: The post office has run out of boxes for full timers and are in the process of taking boxes from landowners who are not here full time and giving those to new full timers. Two years ago, we discussed buying another bank of boxes but was dropped because the boxes would not be for Timberlake only. They could also be issued to others in our area, e.g. Box S landowners. Discussion on where the boxes might be placed. Post Office says there is enough room on the concrete slab by the fire house to put one more bank. Charley made a motion to go forward to see what the cost would be, Don seconded, approved.
5. Gravel request from Post Office. Post office has requested some gravel be put down around the slab of boxes by the fire house and perhaps the roads going in and out of that area. This would be a donation to the post office. Don said that he would take care of it.

6. Special request for wedding ceremony from non-landowner. Dale Reece has asked about using the Ranch House for his daughter's wedding. He is a non-landowner but his nephew, Patrick, is a landowner and could be used by him. Discussion followed on liability insurance for events at the Ranch House. Shirl also wondered if the number of people attending could be limited. Mary Ann suggested that instead of our liability insurance, when a non-landowner uses the Ranch House that they get their own Liability Insurance. Don, Mary Ann, Steve S, Charley said that they were not opposed to a landowner does not need their own liability but a non-landowner (with connections to the Ranch) must have their own Liability Insurance. Steve W shared that he has offered the Ranch House to the Cowboy Church starting April 1<sup>st</sup>.
7. Possibility of Upgrade to Foundation of Equipment Building included in Budget. Since the equipment building does not have a decent floor, he has asked about putting a 2 ft wide footer around the building and eventually putting in a concrete floor. He will ask Mike Begay to come out and give an estimate. Charley said that the costs of a floor slab is prohibitive right now. Don would like to get bids. Don made a motion to peruse and depending on the cost, proceed, Charley 2<sup>nd</sup>, approved.
8. Volunteer Fire Department. Julie shared that the Fire Department is going to be very active this summer as we are in an extreme drought and there are a lot of new landowners that come out and have a fire on their lot. They need to have a Burn Permit from Andy, a 30' cleared perimeter around the fire pit, 5 gallons of water, and a shovel. These steps for having a fire will go on the website and in the newsletter and Andy will not be giving out burn permits during a Fire Ban. Emergency numbers are listed on the Web Site – **If you see smoke, Call.** Julie asked if the Board had any authority to fine a landowner for leaving a fire that is still hot. Discussion followed that during a burn ban there needs to be an authority on the Ranch to issue a ticket to a non-compliant landowner. Julie stated that that would have to come from the County Commissioner. Steve said that the Board would be happy to write letters to the County Commissioner stating the concerns. Mary Ann suggested that Julie write a letter that could be included in the invoices so that landowners could get this information.

Julie shared that there is one more step to becoming a main station. She is working with their new Chief to get this accomplished. She has invited the new Chief to attend the next Board meeting. We are in Battalion 50 with 5 stations. When there is a call, all of their phones get the call. Our Fire Department now has back up. Mary Ann asked if our Fire Department has to respond to the McGaffey area and Julie said that they are not in the Battalion 50 area. Duke asked if a propane grill and fire pit are as dangerous and Julie said that they still have the same rules as an open fire.

The burning of the burn piles went perfect as Jack had pushed the slash in. Julie encouraged using the burn pile and getting the slash off of your property and making a perimeter around your home.

Steve W said that if there is some kind of legal action the Board could take; we would be happy to do it. He also thank Julie for her hard work with the Fire Department and Ranch.

## Landowner Input

Barbara Stevens shared that as we see the landowners use the Ranch House more for events, the deposit should include their own liability. TRLA shouldn't have to carry that burden. Mary Ann shared that liability insurance isn't that expensive. Steve S will call our insurance agent re: liability insurance. The Board would have to limit the number of people and how much liability insurance.

Julie said that the Burn Ban by Smoky the Bear sign is coordinate with the FD and backed by the FD and the Board.

Shirl – There is a live event about Wild Fires on Face Book on Feb 23. This is referred to on the Fire Mitigation report #9.

Julie asked landowners not to wait to call 911 for any medical need. Nancy shared how to register your cell phone with 911. Let them know that you are calling about a non-emergency but you want to register your cell phone. Land lines do not need to be registered. Shirl shared that the web site has Code Red where you can register your phone number.

Charley made a motion to adjourn, Mary Ann seconded, approved. Meeting adjourned at 12:00 PM