

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
MARCH 16, 2019

Call to Order: 10:00 AM

Introduction/Announcements: Board Members present: Steve Wills, Steve Stevens, Shirl Henderson, Charley Haverstick, Linda Pedersen, Sharon Axtell, - Don Ouellette by phone.

Landowners present” Mary Jo Wallen, Judy Haverstick, Nancy Wills, Barbara Stevens, Danny Montoya, Eileen & Tim Domer, Jim & Carrie Zwerg, Ida Daniels, Killarney Martinez, Tom Abbott, Ron Schali. Steve Wills commented on the large landowner participation.

Approval of Minutes from February 16, 2019: Linda made a motion to approve, Charley seconded, approved.

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Treasurer’s Report (Steve S.)

Treasurer’s Notes		
YTD		
6190.01	Gravel YTD	\$ 12,127.60
6190.02	Road Maintain/Repair	\$ 18,815.47
	Prior Year Dues	\$ 2,710.41
	Current Year dues owed	\$ 10,632.50
Wells Fargo	Deposit	\$ 128,426.06
Wells Fargo	Checking	\$ 46,228.23
Wells Fargo	Reward Fund	\$ 1,524.37
Wells Fargo	Contingency Fund	
	Ranch House	\$ 100,000.00
	Emergency	\$ 44,009.10
	Total	\$ 320,187.76

Liens and Foreclosures Report (Linda)

Liens and Foreclosures Report 3.16.19

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

Lots Currently with Lawyer: 1 in Foreclosure Process

1 Payment Plan

Lots Currently Liened Not with Lawyer: 4

Liens recorded since 2.16.19: 0

Liens released since 2.16.19: 2 In Process

Lots in Arrears for FY 2018/2019: 48 (6.5%)

Lot in Arrears > 1 year: 7 (.9%)

Roads Report (Don)

Very little to report due to the weather hindering any road work.

2/18 Chains put back on tractor in anticipation of snow.

2/20 to 2/23 Plowing of main and side roads.

2/26 Jack removed chains on truck and went to Lewis’s for gas.

3/13 Jack and Alvin attempted to plow roads, but proved difficult due to muddy condition, resulting in damage to roads. Decided that it was better to stop the effort.

Architectural/Maintenance Report (Steve W.): Steve had on architectural request for a shed.

Commons Report (Charley): There is a crack in the propane line going into the bath house. Don O. said he would look at it when he gets here. When the bath house warms up, Charley will fix the men's shower floor. Ida asked that with all of this rain, are we going to sand bag the Ranch House? Answer was no. Don O. asked if the water had reached the leach line yet and Steve W shared that that area has been built up and watched.

Communications Report (Shirl / Steve W):

Shirl has worked with Wayne to replace the burn pile notice to close with CDEC information; forest mitigation was replaced with second amendments update; posted Board Members needed; info on updated burn permit. The burn pile is open but be careful as it is very muddy. Linda gave Shirl a flash drive with photos from the old web site (Timberlake Photo Gallery) with a link to ask Wayne to put on the new website.

Old Business:

1. Proposed Amendments to Covenants vote status: Nancy received a small percentage so a second vote will be sent out next week. Linda wrote a new letter with more info. Linda shared that when they were counting, 4 were unable to be read, so she contacted the landowners and only one was unable to be counted.
2. Neighborhood Watch organization update.: Mary Jo said that there have been no reports of vandalism. She is working on the organization update, notified coordinators and one is needed in Cloh Chin Toh. **??May 4th – Law enforcement??? Is this a neighborhood watch meeting with law enforcement?**
3. Ranch House porch remodel. Charley continues to contact people, but no one wants to come out this far. If they could use the Ranch house, bath house, and kitchen, perhaps this would help to get them to come out and stay to do the work. The Board agreed. Shirl will share a number of a roofer in Gallup and Ida said that she had a number of a person in Nebraska. He is still working on it.
4. Beginning of Review/Adoption of Board of Director's Manual. e.g. Welcome Packets stuff under Communications, or checklist for Director's duties: Linda asked that the Board read the revisions and discuss it at the next meeting. These changes have evolved over the years. By next meeting these should be done: Board of Directors 1.0; Meetings 3.0; Records 4.0; Commons 6.0; and Roads 8.0.
5. Nominating Committee for Annual Meeting: Sharon said that there have been no communications as to nominees or desire to be on Nominating Committee. Bios are due before the Annual Meeting notice is sent out.
6. 2019/2020 Budget: The Board will go over line by line in executive session and approve at the April meeting. For the new Board.
7. March Newsletter: Letter is out.

New Business:

1. Forest Management Sub-Committee Status – Mary Jo Wallen.
 - a. Landowner list for Emergency Evacuation Notification: Mary Jo said that she will be working on this next month and would like Mary Ray to send out the current AR before she goes on vacation. Steve S asked MF what she wanted on the report and he will work on getting her the list with the info requested. This list would be for law enforcement as landowners came back onto the Ranch. Don shared that it would be nice to have emails for all of the landowners and Nancy landowners will have an opportunity at the Annual Meeting to update this information.
 - b. State Farm \$500 grant status: MJ shared that even with the internet voting issues for some landowners, the grant received 111 votes and she will find out on March 22 if we received the grant or not. The Mission Statement of the Forest Management Sub-Committee was read and 3 months of the Action Plan

was shared. Discussion/questions followed on using chippers, hiring a crew to work on Elk, use of burn pile compared to use of chipper. The committee wants to give all of the landowners the opportunity to clean up their lots; thin the forest on their lot, get rid of ground material, make it defensible. Contacting the Navajo chapter again was suggested, Ron Schali said he would contact them. The committee is also looking at current info regarding escape routes, buildings, changes to the general plan, and have readdressed informing landowners of any problems.

Mitigation is a lifetime commitment for the suppression of fires, fire danger, and beetle infestation. Killarney asked if there are no grants, where would the money come from? Ron shared that cost is an issue and feels that landowners should think of this process as important as maintaining the roads. Steve W is looking at adding a line item to the budget but not raising dues. This becomes the responsibility of the association and a landowner wide project for it to work. Properties will need to be assessed. Tom shared there are lots that have not been used, money could be an issue, and hands off on some lots. Need to get landowners to work together, using education and resources. Prioritized, the first step would be evacuation, sign up for assessment, Elk firebreak, and after that the Commons area. This is a long-term project. Start the commons. Eileen said that the line item should be for \$30,000 for the Elk firebreak, commons and printing costs as a start.

Committee want to make sure all landowners are notified. Steve S shared that State Farm is insuring lots on Timberlake. Steve W said that with the CDEC cleaning under power lines perhaps have the Navajo Chapter or Mr. Holiday bring in a chipper and this might be a good spot to put the money. Steve W thanked the committee for the detailed report.

Landowner Input:

MJ said that in the July 15 minutes, radios and batteries were purchased, where are they? Don said that he would check with Jack. She suggested taking down the fence in Cloh Chin Toh and instead of mowing a 2 ft area, mow the whole thing. Shirl said that she will be putting the equestrian info on the web site under Rules and Regs. Tom said that Don Parry had bought an AED defibrillator and he'd volunteer to teach how to use it. Steve W will check on new batteries for it. Don O shared that he knows how to use it and he will be at the Annual Meeting. The AED is for events at the Ranch House. Ron Schali as about a decision on using common land as a quarry. Linda shared that it was done and she will send it to him via email. (Linda found a copy and Ron read it before leaving the meeting.)

Charley made a motion to adjourn, Steve S seconded, approved.
Meeting adjourned at 11:20 am