

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
MARCH 21, 2020

Call to Order 10 AM

Introduction/Announcements: Board present: Steve Wills, Steve Stevens, Shirl Henderson, Sharon Axtell, Linda Pederson, Charley Haverstick, Don Ouellette
Landowners present: Mary Jo Wallen, Danny Montoya, Nancy Wills

Approval of Minutes from February 29, 2020- Charley moved to accept the minutes, Don seconded, approved.

Treasurer's Report (Steve S.)

TREASURER'S NOTES		
WELLS FARGO	DEPOSIT	145,091.33
WELLS FARGO	OPERATING	31,435.74
WELLS FARGO	REWARD FUND	1,524.83
RANCH HOUSE		100,000.00
ROAD EMERGENCY		44,091.30
		322,143.20
ASSESSMENT FEES		
Prior Years		389.12
Last Year		2,120.56
This Year Outstanding		12,597.42
		15,107.10
SIGNIFICANT ACCOUNTS FOR FEBRUARY		
6110.01	Legal	(2,654.48)
	Refund for legal fee	
		(2,654.48)

Liens and Foreclosures Report (Linda)-

TRLA Currently Owns 1 lot: 01022M Cottonwood Drive
Lots Currently with Lawyer: 0

Lots Currently Liened Not with Lawyer: 7

Liens recorded since 2.29.20: 0

Liens released since 2.29.20: 1

Potential liens to be filed end of May: 3 (Warning letters sent 3.15.20)

Roads Report (Don)

This winter's weather has been very hard on our roads, rain followed by wet snow and very little freezing of the roads has made it difficult to plow without causing a lot of damage to the roads. The wet and muddy roads cause the plow truck to put ruts in the road as well as removal of gravel from road.

It seems evident that there will be a need for a substantial amount of gravel for side roads this year. The culvert work we did last year has held up well and we will not need as much attention to this type of maintenance this year. It will primarily be gravel and grader work.

11/06 Dragged main road and bia

11/27 Plow on grader and chains And plow on truck

11/28 Grader and tractor on BIA and part of main road

11/30 plowed roads

12/28 Snow plowed with tractor and grader for 6 hours

12/29 Snow plowed for 4 hours

01/15 Jack went and got Gas for truck

01/17 Plowed Timberlake, side roads too wet

01/21 dragged Aspen loop and s curve

01/23 attempted to drag roads but difficult due to wet roads

01/27 dragged side roads

02/04 dragged side roads

02/06 cleaned burn pile area

02/07 pushed up burn pile

02/11 spot plowing

02/12 plowed with grader and tractor for 3 hours

02/17 dragged BIA and Timberlake

02/25 dragged BIA and Timberlake

We lost one of the grader chains and the truck chains are in need of replacement.

Architectural/Maintenance Report (Steve W.)- No new plans, one new violation that Linda and Steve will work through.

Commons Report (Charley)-

Bath House/shower floor in Men's & Women's room have been epoxy coated in the areas that have peeled. Flakes or sprinkles were not available, so patches are noticeable.

New faucet for men's sink has been purchased but not installed. Goal is to complete before April 1st.

Rock room ceiling lights are not functioning. Shower heads for both men's and women's showers are clogged up and will be replaced before April 1st.

Men's toilet stool has developed a leak and parts will be purchased and installed before April 1st.

Thermostat for the furnace control is not working, and a new one will be installed before April 1st.

Water has been turned on and the hot water will be turned on and made functional by April 1st.

Communications Report (Shirl)- The meeting agenda was posted on the web site and the annual meeting date was corrected. The information for an open position on the Board and October minutes were posted. Information from Zuni Health Services as posted and the last audit and review was posted in the financial section.

Old Business:

1. Neighborhood Watch organization update - MJ reported that there was nothing new on the CCT74 vandalism and she is still waiting for someone to come out and show her how to clean it. Linda sent out an alert about the ATVs running across private property. Person/s involved were found and informed as to rules. MJ reminded that any incident should have a police report filed- this is very important.

2. Ranch House porch remodel - Charley received 2 proposals in July. One of the bidders said that prices have gone up. Charley requested documentation on price increase and Don Hurst will be attending this meeting a little later to explain the increases. Steve W asked what would be the start date and Charley thought that April 15 so that it be finished and covered before rains. Don brought up that there should be concrete at the bottom of the big doors on the equipment building and that perhaps if the forms were in place, when the concrete trucks come out for the remodel, extra could be ordered to pour the door pads.
3. Forest Management Sub-Committee Status – The committee got a \$500 grant from State Farm. Mike from Navajo Forestry will be on the Ranch May 2nd, 9:30 am to 4:00 pm for chipping. MJ will put this info out on the web site for those interested. Due to the coronavirus, this could be postponed. She will keep putting articles in the newsletter. She did work with other programs for grants. January and February are when grants become available. These grants are good for a year and an extension can be requested. Some grants are cost share basis which means that the grant would be for whatever amount the committee has submitted. Can the bush hogging maybe come from Road funds? Perhaps a new bush hog could be purchased from the \$4000 requested? MJ is not sure when the Risk Management will be finished. Look for information from the Forest Management Sub-Committee on the web site and in the Newsletter. MJ will be working on the Mt. Taylor field break on Henderson's side of the Ranch.
4. New Signage for Cattle Guard Entrance – These signs need to get put up and the well sign has to be in place before April 1st.
5. Video security system for RH grounds (usage of well, burn pile, and bathhouse) – Don shared that he is making progress in getting everything installed. Already installed is one pointing toward the burn pile and the other toward the bath house and well. Once the entire system is installed, we will get together for instructions. Linda asked if this system would ever be capable of live feed? Don said possibly, through OSO. This wouldn't have to be interactive until landowner input at end of meeting. Don will double check into this possibility. A problem is it would have to be password secured. Steve and Don will do more research into this.
6. Nominating Committee for Annual Meeting – Sharon shared that there is one landowner who has shared their info and bio.

New Business:

1. At the April meeting, the Welcome Packet will be discussed.

Landowner Input

Siren on Fire Department - MJ said that she has the name of the people to contact and has forwarded this info to Julie to give to Andy.

MJ – Wayne wanted her to ask Don if he was going to get to his road? Don – he will do the roads on a priority basis.

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