

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
APRIL 20, 2019

Call to Order: 10 AM

Introduction/Announcements: Board Present - Steve Wills, Linda Pederson, Shirl Henderson; Present via phone – Don Ouellette, Sharon Axtell. Absent Steve Stevens and Charley Haverstick

Landowners present: Jim & Carrie Zwerg, Danny Montoya, Harry & Ida Daniels, Joe & Killarney Martinez, Tom Abbott, Julie Farrell, Kevin & Diane Farmer, Nancy Wills, Johanna Cooper, Mary Jo Wallen, Raf Luciani, Ron Schali, Frank & Vicky Giannangelo, Nancy & Ken Lusk, Gene & Jolene Greer, Gabriel & MaryAnn Armijo, Nancy & George Dobbs, Stephen Green, JoAnn Green, Mike Lipka, Bill Sanders, Cheri Sanders, Tim Lando, Rosalie Bianchi.

Approval of Minutes from March 16, 2019: Linda moved to approve the minutes, Shirl seconded, approved.

Treasurer’s Report (Steve S./Steve W.):

Treasurer’s Notes		
YTD		
6190.01	Gravel YTD	\$ 12,127.60
6190.02	Road Maintain/Repair	\$ 19,692.72
	ROADS YTD	\$31,820.32
	Prior Year Dues	\$ 2,610.41
	Current Year dues owed	\$ 8,339.41
	Total Outstanding Dues	\$8,339.41
Wells Fargo	Deposit	\$ 120,514.26
Wells Fargo	Checking	\$ 52,504.61
Wells Fargo	Reward Fund	\$ 1,524.41
Wells Fargo	Contingency Fund	
	Ranch House	\$ 100,000.00
	Emergency	\$ 44,016.43
	Total	\$ 318,559.71

Liens and Foreclosures Report (Linda):

Liens and Foreclosures Report 4.20.19

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

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

Lots Currently Liened Not with Lawyer: 4
Liens recorded since 3.16.19: 0
Liens released since 3.16.19: 2
Lots in Arrears for FY 2018/2019: 33 (4.4%)
Lot in Arrears > 1 year: 7 (.9%)

Roads Report (Don): Jack spent three days dragging side and main roads. The chains were removed from the tractor. Cibola county came out and did a great job of grading and cleaning up their section of Timberlake Road. The following roads have been identified as needing more gravel: Sagebrush, Lobo, Elk/Roadrunner where culverts were added Black Bear and Buttonwood/Sunflower where culvert was added. Need to evaluate top of Fox to stop erosion of road. Don purchased a pole saw and tested it. Said it was very nice and this would be used to clean up Elk. It reaches 12 ft high. Chainsaw is also running.

Architectural/Maintenance Report (Steve W.): Steve reported that one residence was approved.

Commons Report (Charley/Steve W.): The bath house was opened the weekend before 4/1. There is a problem with water line in ranch house bathroom, fixed the propane leak at the bath house. Jack, Don Parry, and Steve Wills worked on the mixer valve for the shower after a report of too cold. New mixer valve is needed but for now there is a temporary solution.

Communications Report (Shirl): Posted on web site is the new McKinley County info for burn permit; February Financials and Minutes, deadline for Bio and Photo for anyone interested in being on the Board; Cibola Unit Blk 4 is under contract; McKinley animal control info was given to Wayne from Linda, but not posted yet; photos from the Photo Gallery on the old web site transferred to current website; and there is a post on ways to handle any problems you have with the web site.

Old Business:

1. Proposed Amendments to Covenants vote status: Linda shared that they did a second vote mailing on March 18th and still have come up short on the yes count and there will be a third mailing which will be done by 4/30, due to the mass mailing for the Annual Meeting. There are 743 lots and only landowners who are in good standing can vote. The count now is: 304 yes and 46 no. Nancy W. asked why people are not voting? She reinforced what the committee is trying to do: Cannot stop wind turbines, but can put restrictions on them. She will meet with anyone who has questions after the meeting. This is a positive for the Ranch.
2. Neighborhood Watch organization update: MJ has not received info on any problems. Be aware as landowners start coming back up for the summer. Tom Abbott will be a coordinator and a Zone Coordinators meeting will be held on May 4th.
3. Ranch House porch remodel: Steve W shared that this will be kept on the agenda. Charley is having a hard time getting bids on porch remodel.
4. Beginning of Review/Adoption of Board of Director's Manual. e.g. Welcome Packets stuff under Communications, or checklist for Director's duties: This was tabled for the time being.
5. Nominating Committee for Annual Meeting: Nothing was received. Missing Charley's Bio and Sharon will send all Bios to Linda via email.
6. 2019/2020 Budget : The Budget was reviewed and unanimously approved at March meeting and is ready the 2019-2020 year.
7. Forest Management Sub-Committee Status – Mary Jo Wallen: She will have information available at the Annual meeting on who will work on landowners property and mitigation. Mary Jo handed out the following:

TRLA FIRE MITIGATION SUB-COMMITTEE REPORT APRIL 20, 2019

1. Wildfire Community Preparedness Day Grant was not approved – Action Plan #1.
2. Tom Abbott will replace Don Griffith as a Zone Coordinator – Action Plan #5.
3. Tree Trimming/Chipper companies/Forest Service – Action Plan #6 & 13.
 - a. Tom Brewer, Rocky Mt. Fire & Forestry came out on 3/27. Mary Jo and Richard Hastings took him around Elk and some side roads north of Elk. MJ needs to recontact Tom to get a bid per mile. His

original bid was around \$8,000 for 6 men, chain saw & chipper to work on Elk and some side roads. Firewood will be stacked for landowner.

- b. Anthony Pacheco, USFS Fire Prevention Officer, Mt. Taylor Ranger District and Eddie Baca, came out April 11, 2019. Mary Jo, Tim and Eileen, took Anthony and Eddie on Elk and on several side roads north of Elk and up Blackbear to look down on the area. He along with the other tree trimming companies agreed that taking care of ladder fuel/small trees is all that is necessary on side roads. **All side roads are the #1 priority** with particular attention to east/west roads parallel to Timberlake. All side roads will act as firebreaks. Common area by hogback would be the last priority. During a fire, a pre-assessment would be made of all houses by fire fighters. If a house was considered "Firewise" the house would be marked with a green x indicating that the house/property is Firewise and could be saved/managed. Two other considerations are: being able to turn equipment around and the necessary manpower to save a home. If a house is not "Firewise", it would be marked with a red x indicating that it probably could not be saved without a lot of mitigation being performed. A good example of this is a house on the side of a hill surrounded by trees where a fire could sweep up the hillside. Prevailing winds are normally from the southwest to the northeast. Therefore, east/west make the most affective firebreak.
 - c. Ray Martin, Martin's Wood Services along with one of his workers came out on April 12, 2019. Ron, Tim, Eileen and Shirl took them around Elk and some of the side roads north of Elk. His bid is \$1,500 per mile with some chipping or brush removal.
4. Anthony Pacheco suggested that we contact Duane Eraicho, Fire Ops Specialist with the Ramah Agency Bureau of Forestry BIA to participate at the Annual Meeting – Action Plan #9 & 16.
 5. Contact NMAC about grants – Action Plan #10 – Rich Austin, McKinley County Fire Dept. never returned Mary Jo's numerous phone calls. Only spoke to him one time.
 6. Presentation at Ron's school – Action Plan #11 – Mary Jo, Tim & Eileen attended. Interesting information and we have power point presentation on googledocs.
 7. Revised Emergency Evacuation Plans – should be complete within the next day or two. Steve Stevens provided Mary Jo with the landowner listing that could be used to check off names as people come and go during an evacuation. A lot of physical addresses are missing so we will attempt to get this information over the next three to four months.

Summary Conclusions

1. Agreement that mitigation should be a continual process.
 - a. Landowners should be encouraged to mitigate around their homes and along the edge of their property by the road per the suggestions from forest agencies and the Firewise handouts.
 - b. Long term project is for landowners to cut down ladder fuels on their entire lots. Ladder fuels are stressing tree growth throughout the area and some beetle damage is being seen.
 - c. Timberlake HOA should budget funds every year for mitigation along sideroads. The Sub Committee will prioritize areas initially with the assistance from the Forest Service and tree trimming professionals. On-going prioritization should be performed by the Roads Committee along with fire/forestry personnel. Actual mitigation should be performed by either trained Timberlake employees and/or professional tree trimmers to accomplish the needed mitigation.
 - d. Architectural Committee should notify all new landowners of the importance of making their property Firewise, even if a house is not going to be built right away. Ingress and egress requirements for fire fighting equipment is at least a 16' wide driveway and the ability to easily turn the equipment around. The Forest Service/fire fighters will not risk loss of life to protect a home that doesn't have proper ingress and egress.
 - e. Mitigation either needs to be completed in early spring or the fall because of drought conditions which also creates beetle infestations to spread. If a tree is dead, the beetles have already moved on to the next tree.
2. Emergency Evacuation Coordinator will provide educational materials via the website, newsletter and alert system.

(Fire Mitigation 42019 final progress report)

New Business:

1. Hunting Cabins & RV Sites Development: Objective: find out what plans and facts are. This is not on TRLA, but everybody should be educated and dispel rumors and add facts. Steve shared where TRLA ends; TRLA has a total of 7000 acres, 1200 of which are commons; the air strip is not on TRLA; Bond owns the land where his cattle graze; establish fact from rumor.

Tom Abbott shared this info: He is not personally involved; he is helping Adam design; this is intended for people who are looking for property; some have asked where they could park while looking around; to accommodate potential landowners looking for property in Timberlake, there are 5 RV pads and 5 cabins 408 sq. ft; the pads are engineered, permanent foundations as permitted by the State; there will be a bath house with shower and toilet and full hookups for RV's. Every site will have a hookup for septic going to one system. The septic was engineered to handle everything.

Questions were asked and answered by Tom: Septic has to be X ft away from water - Septic will be 500 ft away from creek; Leach field is not in flood plain; is the survey available to those who want to know exactly where the septic/leach line is going to be? – Yes; how deep is water table? – hit water at 80 ft; Septic is very close to the water – it's 100 ft away, State determines that figure; septic may have to be pumped every two years. Tom shared that they are going forward right away; What about Hunting/Shooting? – this won't be allowed on or near property; Lighting? – dark sky law; Garbage – will be taken care of; how long will the sites be available? – 90 days, from Memorial Day to Labor Day, there are no plans for permanent use or for discounts, they will be rented by the night year-round; How many gallons of water will be used? – there is a meter on the well; How many acres are involved? – 10 acres.

Tom shared that he came to the meeting to dispel the rumors – IT IS NOT GOING TO BE A MOBILEHOME PARK.

Steve W made one request: Provide the overall plan which would alleviate a lot of questions as to what it is going to look like. The more Tom and Adam communicate with landowners and listen to their concerns, will help them understand. The people who stay there are not landowners and will not be able to use the internet or walk by the lake.

Linda suggested that Tom make a poster brochure with everything written out.

It was suggested to form a committee to look into changing the zoning, but there is no zoning in Cibola. The power is in the individual! Go to the County.
2. Landowner Yard Sale at Ranch House: Landowners have shown an interest in using the Ranch House area for personal yard sales. They would not be allowed inside of the Ranch House for facilities, a deposit would be required to ensure that their area was clean when they left and landowners could rent a table for a nominal fee, can be landowners only and be open to public for purchase. We as a Volunteer Group are not doing a yard sale. Nancy W said that the same rules as use of Ranch House. Linda moved that the Board supports the landowners having a personal yard sale in the Ranch House area, Sharon seconded, approved. Anyone interested, contact Nancy Wills or Linda Pederson.

Landowner Input

Question: How many times are we going to vote on proposed amended covenants?

Answer: Same procedure as in 2008/2009 – three times, 2nd and 3rd mailing only sent to those who haven't voted.

Question: Why can't a tiny home be used for a guest house on adjacent lot?

Answer: Guest house must be on same lot as residence and can be a tiny home. Lot's size can be changed as long as not smaller than 5 acres, but cannot be sub-divided. Single family residence must be minimum of 600 sq ft. Guest houses were never allowed on original covenants.

*Can change boundary on lots, but not number of lots.

Question: If I have two lots, can I put residence on one and garage/barn on the other?

Answer: Yes, but if you sell lots separately, the 1st lot with garage/barn must have a residence built (min of 600 sq. ft.).

Linda made a motion to adjourn, Shirl seconded, approved. Meeting was adjourned at 10:54 am