

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
APRIL 24, 2021

Call to Order 10:00 AM

Introduction/Announcements: Board Members present: Steve Wills, Sharon Axtell, Mary Ann Armijo, Don Ouellette, Charley Haverstick. Absent: Shirl Henderson Steve Stevens
Landowners present: Linda Pedersen, Danny Montoya, Julie Farrell, Duke Armijo, Robert Laurence, Killarney Martinez, Nancy Wills, Rick & Pam Antosh, Mary Jo Wallen, Judy Haverstick, John Hardison, Darlene Thomas, Greg Brooks, Andy Ramm

Approval of Minutes from March 20, 2021: Mary Ann made a motion to approve the March minutes, Don seconded, approved.

Treasurer's Report (Steve S.)

Treasurer's Report Apr 2021	
Wells Fargo – Deposit	117,052.82
Wells Fargo – Operating	46,279.05
Wells Fargo –Reward Fund	1,525.01
Wells Fargo – Savings Account	
Ranch House	20,000.00
Road Emergency	44,911.61
	229,768.49
Assessment Fees	
Prior Years	406.90
Last Year	1,511.84
This year outstanding	7,530.42
	9,449.16

Liens and Foreclosures Report (Mary Ann):

LIENS & FORECLSURES REPORT 4.24.21

TRLA Currently Owns: 0 Lots

Lots Currently with Lawyer: 0

Lots Currently Liened Not with Lawyer:0

Liens recorded since 3.20.21: 0

Liens release since 3.20.21:5

Liens to be filed: 0

[Kudos Mary Ann for your hard work!](#)

Roads Report (Don):

Don inspected the north side road to the lake and has formulated a plan to clear the brush from side of the road and a little spot of gravel. He did an inspection of side roads and will be making some decisions on work to be done once he does more inspection, especially in the CCT area which has been neglected. On 4/1/21 the chains were removed from equipment and side roads were dragged. On 4/9 & 23/21 Timberlake and BIA were dragged. He is planning to gravel Elk

next week if the gravel is available, using rest of Roads budget. He advised a new landowner on Pinion re: installing driveway culvert. Louie installed it on Wednesday. He called Cibola re: the cattle guard at the end of the road and is waiting to hear. TRLA has been given a culvert and he indicated that it could be picked up at any time.

Architectural/Maintenance Report (Steve W.): Steve approved a couple of sheds and a foundation plan this month. A registered letter was sent to the landowner that is using the land as an open camp site. The letter stated that he is responsible for all damages and he needs to show the Board some insurance. Copies were also sent to the co-owner of the property and our attorney. On the site, reservations are now being taken. Julie asked if he came up with the insurance, is he going to be able to do it? He charges \$13/day and insurance will eat him up. Renters can't use the commons, have to abide by our rules, and no key will be given out. He has a property settlement agreement and is making payments. The person who owns the property have to show proof of liability insurance. Mary Ann stated that the property is in McKinley County and last year the county passed a rental packet and will charge him a tax. She will call for the ordinance number. Andy asked how long this was going on and Steve replied that it was discovered by a landowner.

Commons Report (Charley): The flex line in one of the women's toilet in the Bath House was cracked and leaking. It has been replaced and that water closet is back on line. The yard hydrant by the burn pile gate was leaking, Charley called Coyote and they told him how to fix it and it no longer leaks. Lisa and her helper Hawley have completed the painting of the fencing around the Ranch House and will be finishing up with the repainting of the BBQ Pavilion in the near future. Mary Jo said that the men's heat is not working. Charley said that we did propane and the thermostat is set at 50*. The tank less has not been installed. We are waiting for Jason to get the parts here. Jack may be going to Albuquerque and he can pick it up then Jason said that it is at the plumbing company where he works. Charley said he will keep on his case to get this completed and give him a time line. Part of the money was given up front for parts. Killarney suggested that anyone going to Albuquerque could check to see if parts have been picked up and if not they could bring them back. Andy Ramm said that Continental Divide electric is going to make the common ground behind him drivable, but people can't use the easement. He wondered about the firewood on the easement. The Board does not object to taking trees that are dead and still standing. Andy let Continental Divide know about a dead tree on his property that is leaning and if it goes, it will take out electric for the entire ranch. They are aware and will take care of it when they work back there.

Communications Report (Shirl): Steve gave Shirl's report:

Posted minutes; Zuni meeting re: Forest Restoration Program Grant; added emergency contact for fire; posted in emergency evacuation: 3 monthly reports; replaced forms on phone coordinators; suspicious activity; hot sheets correction to Sheriff's Office phone #505.863.1410; forms for helicopters; replaced forms for PHI; posted April Agenda; bath house & burn piles are now open; April meeting moved to the 24th; and March Financials.

Old Business:

1. Neighborhood Watch organization update: Nancy Wills will be taking over since Mary Jo will be moving in June. Both county Emergency Management Coordinators approved our Emergency Evacuation Procedures and they have been posted on the website. Matt Lackey, Animal Control, will be invited to the Annual Meeting since he volunteered to talk to us about living with bears, etc. Law enforcement will also be invited.

2. Forest Management Sub-Committee Status.

FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT FOR MARCH 2021

1. Grant opportunities – Todd Haines just told Ron that funds in the spring are not going to be available, so hopefully, we can get something in the fall pertaining to FHI grants for landowners as well as for the 80-acre Common Land project. Todd has to spread funds around the entire State.
2. We applied for the \$500 State Farm grant again this spring. However, we were denied. CA received 42% of the grants which is not surprising because of the number and severity of their fires. Oregon received 15% and Colorado received 12%. 24 States received funding.
3. Budget request for next year = \$5,000 for normal thinning on side roads including overhanging areas. In order to complete the 80-acre project, we are requesting that the Board continue to provide at least \$15,000 a year from funds leftover at the end of each year until the project is complete. We are also requesting that the \$15,000 that we won't be able to use with a grant this year, can be carried over and held in the contingency fund account.

4. Yolynda Begay, Mt. Taylor District Ranger notified Mary Jo that there were four types of buffer zones that we could consider on the 80-acre project. The first three are not applicable (1/2mile away, closest road, drainage, or ridge line). We agreed that 15-20' from the map that Clay Benton will provide should work. She suggested that instead of the Avenza software, that Clay use the Onyx software, which is for hunters, so they do not go on private property.
5. Yolynda Begay also indicated that they are talking with the State on restoration projects and that Timberlake is on the agenda. A CE (Categorical Exclusion) will be provided to comply with NEPA (National Environmental Policy Act) regs. A CE is the lowest level of analysis and also means that there is no significant effect on the human environment. Neither an environmental assessment nor an environmental impact statement is required. The fact that we provided the Forest Stewardship Plan was a great benefit. Talks should begin this summer. This concerns our request for a fuel break on the eastern boundary of Timberlake and the Forest. I invited Yolynda to the Annual Meeting assuming it is held this year.
6. NMSU (New Mexico State University) is sponsoring four zoom meetings during March – Learning to Live with Fire. Notices were put on the website and the FB page.
7. Ray Martins plans to finish trimming on Fox next week if weather permits.

(Forest meeting 32021)

3. Restricted Water Usage status: Steve shared that there are volunteers for the Summer to have the key to supply water. It's working as the consumption has radically decreased. Mary Ann reported that she talked to Dennis Romero and he is looking at another system and she is inviting him to come out and look at the system we have in place. The well is hand dug, probably about 80 ft deep. Steve gave information why there is a restriction on the well. Danny asked Charley if he could put a roller/wheel on the burn pile gate as the gate is getting harder to open.
4. Cycle Bar Mower discussion: Don shared that this will work well for the Ranch. A \$5000 item will cut about an inch or so saplings and this can clean up the lake road, side roads, and go over rocks. This will take the place of the brush hog. It will leave slash whereas the brush hog will eat the slash up. Killarney asked if there will be a maintenance set up so that the side roads will be cleaned up. Don said yes. This will be a capital item. Mary Ann made a motion to spend \$5000 for the cycle bar mower, Charley seconded, approved.
5. Nominating Committee for Annual Meeting: Sharon announced that there are 4 candidates for the positions.
6. Mailbox cluster addition at Fire House: This has been ordered and should be here within a week. Post office will pay to install but we buy the cluster. Bob Laurence shared that the tree by the mail boxes are starting to crowd and since it is on Fire Department property, Julie will look into it.
7. Gravel request from Post Office: Don talked to Jack and reminded him to save some of the gravel from Elk to put around the mail boxes.

New Business:

1. Purchase of brush trimmer and cycle mower: Don shared that this is like a weed eater but with a blade on the end of it. Industrial units will cut up to 3". A stihl unit will cost about \$1500 and there are smaller ones at \$600-\$700. Since this will be a capital item, Steve would like input from Steve S before any motion is made.
2. Volunteer Fire Dept. – Julie said that the biggest concern this summer will be new people with campers wanting to have fires. We are in an extreme drought and recovery is not going to happen soon. There has to be a 30 ft ring, no dry vegetation 30 ft near it, have to have water, and a shovel and if the wind is 10 mph, NO FIRE! Landowners are the best defense – call Andy, Bill, or Wade. A discussion followed on the best way to get this information out to all landowners. Julie will type up a half page and get it to Steve to be included in the Annual Meeting Packet mailing. It will also be on the agenda for the Annual Meeting. Judy said that we are all concerned about fires and she is hopeful that landowners who are close to new people, would welcome them and

talk to them about the fire restrictions. Julie asked if landowners would just let the fire department know of any new arrivals.

Landowner Input

Killarney asked if there has been money put into the contingency for the well that was voted on last year? Steve shared that at the end of the year, the Board makes allotments with left over budget money. As of right now, there is nothing in it. She also asked about an update on the new McKinley County road signs. Mary Ann talked to the county manager and he hopes to have them up by the end of May. Discussion as to how to get zoom attendance, Facebook live, or technology so that landowners would be able to see the meeting when can't attend in person. Mary Jo shared that the bulletin board by the bath house needs repaired. Mary Ann made a motion to adjourn, Sharon seconded, approved. Meeting adjourned at 11:32 AM.