

TRLA BOARD OF DIRECTORS GEN MEETING MINS TYPED
TCC RANCH HOUSE – 10 A.M.
JUNE 15, 2019

Call to Order: 10:00 am

Introduction/Announcements: Steve Wills, Steve Stevens, Shirl Henderson Charley Haverstick, Linda Pedersen, Sharon Axtell, Don Ouellette

Landowners: Nancy Wills, Barbara Stevens, Judy Haverstick, Ron Schali Tim & Eileen Domer, Harry Daniels, Bobbie Miller, David Buck

Approval of Minutes from April 20, 2019: Linda made a motion to approve the minutes, Charley seconded, approved.

Treasurer's Report (Steve S./Steve W.)

Treasurer's Notes		
JUNE		
YTD		
Wells Fargo	Deposit	\$ 109,377.76
Wells Fargo	Checking	\$ 65,882.32
Wells Fargo	Reward Fund	\$ 1,524.88
Wells Fargo	Contingency Fund	
	Ranch House	\$ 100,000.00
	Emergency	\$ 44,030.88
	Total	\$ 320,815.84
	Prior Year Dues	\$ 2,102.27
	Current Year Dues Owed	\$ 6,605.99
	Total Outstanding Dues	\$ 8,708.26
	Expenses for May	\$ 4,147.59
	Income from Sale of Property	-6280.23
	Total	-2,132.64
	Gravel	\$18,600
	Left until end of Month	\$27,000

Liens and Foreclosures Report (Linda)

Liens and Foreclosures Report 6.15.19

TRLA Currently Owns 2 lots: 01022M Cottonwood Loop and 082504M Lobo Dr.
Escrow on 020404C Sunflower Dr closed in May.

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

Lots Currently Liened Not with Lawyer: 4

Liens recorded since 4.20.19: 0

Liens released since 4.20.19: 0

34 lots have outstanding balance for close of FY 2018/2019 = 4.7%

Roads Report (Don):

Steve W reported that the Don is working on getting gravel on the list of roads that were listed at the Annual Meeting. Pinon, Black Bear, Cotton Wood RD, Button Wood, Lots on Cotton Dr, Yucca, Pinetree, North Aspen Loop. Linda said that the Fire Department requested the burn pile be pushed up monthly.

Architectural/Maintenance Report (Steve W.):

Approved an addition, a shed, a garage, two residences. There is one new active CC&R violation to discuss in Exec Session.

Commons Report (Charley/Steve W.):

Bath House propane went empty and was refilled. Water heater is now working. He is still working on quotes for the Ranch House. Since the leaks in the Ranch House hallway have stopped he will talk to Elvin about re-stuccoing the hallway

Communications Report (Shirl):

Post/Posted – Upcoming Neighborhood Watch meeting on July 23 at 6 pm at the Ranch House

Linda gave her a link re: living with poisonous and non-poisonous critters, link will be on front page

MJ Neighborhood Watch and emergency procedures

Financials and Annual Meeting pictures.

Please sent to Shirl by June 22, Newsletter articles

Due to a conflict with the Fly In, the Board Meeting Date has been changed to August 18, 2019.

Old Business:

1. Proposed Amendments to Covenants vote status:

Nancy Wills reported that there has been over 100 returns since the last meeting and she did collect ten landowner votes at the Annual Meeting. Linda shared that there are 340 yes and 46 no with 58 more needed. Only three ballots was mailed out.

2. Neighborhood Watch organization update
Meeting on July 23, 2019, 6 PM at Ranch House.

3. Ranch House porch remodel:
Charley shared that he has new names to contact.

4. Forest Management Sub-Committee Status:

Ron Schali shared that 3 bids were submitted and only one returned. Ray Martin out of Grants bid \$3000/mile, a copy of his million dollars liability coverage and is willing to provide any documents that are needed; An AZ bid came in at \$3000/mile, and Mr. Green never returned paperwork. Bid requests were mailed, phone contact and emailed. The July 1st budget would cover 3 miles. The Board will decide on which bid and designate which 3 miles. The area along the cliffs is heavy fuel. Areas that are lighter would be a job for the Ranch and also when cleaning out the culverts, they could clean up the smaller brush, and use the brush hog along the side of the lake. Tim Domer said that this is an opportunity for the Board to make a statement that Fire Mitigation is important. He said that it is a matter of when, not if there is a fire on Timberlake as this is a high fuel load. He asked the Board to look at budget money to get this entire project funded. If there is a fire, a question of what was done to mitigate it? Ron shared that this is not the committee's only focus. They will be writing grants to help reduce heavy fuel loads. These things are not a one-time shot – this must continue. David Buck asked when was the last fire? Tim said 100 years.

Steve said that he would like to see a second bid and asked Ron to contact the AZ bidder for a documented bid. Steve asked that the project be ready to go on July 1st. Question was asked how this work would be monitored. It was suggested that the committee and a Board member, perhaps the Roads Director. Between Don, Steve and Charley will represent the Board. Ron asked Don would to arrange a schedule with Jack and the crew to get the brush hog work done, Don said that he will get it running. Eileen asked if the ruins area have been done and Don said he would make sure. It was to prioritize this before fire season.

New Business:

1. Beginning of Review/Adoption of Board of Director's Manual. e.g. Welcome Packets stuff under Communications, or checklist for Director's duties.
Linda handed out corrected P & P for positions and asked the Board to go over and mark any errors/changes. Sharon handed her a copy of the welcome letter she worked on before. Linda has come up with a flow chart for her position (notification and verification of new landowner changes (and she will send it out for review.
2. New Signage for Cattle Guard Entrance:
Linda said that due to the situation with the RV park, a letter has been sent from the attorney to the owner of the property. Also due to the RV situation, she has been working on the wording for news signs and will send samples out to the Board for their input.

Landowner Input

Eileen asked if the radios that she questioned at the last meeting had been found, Don said no, but he would pursue them. Also any in-service for the defibrillator and Don said he would follow up on that.

Linda made a motion to adjourn the meeting, Charley seconded, meeting adjourned at 11:20am.