

**TRLA BOARD OF DIRECTORS MEETING AGENDA**  
**(ATTENDANCE NOT RESTRICTED)**  
**(MEETING LOCATION ALTERED DUE TO RANCH HOUSE CONSTRUCTION)**  
 160 BLACK BEAR – 10 A.M.  
 JUNE 20, 2020

Call to Order 10:10am

Introduction/Announcements: Board members present: Steve Wills, Steve Stevens, Shirl Henderson, Don Ouellette, Mary Ann Armijo, Charley Haverstick, Sharon Axtell.

Landowners preset: Nancy Wills, Barbara Stevens, Harry Daniels, Joe and Killarney Martinez, Duke Armijo, Mary Jo Wallen Ron Schali, Mike and Laurie Hansen, Jeff Waddell, John Hardison.

Steve thanked the Henderson's for holding the meeting on their patio today.

Approval of Minutes from May 23, 2020: Charley made a motion to accept the minutes for May 23, Don seconded, approved

Treasurer's Report (Steve S.):

<b>TREASURER'S NOTES</b>		
WELLS FARGO	DEPOSIT	124,916.81
WELLS FARGO	OPERATING	34,375.89
WELLS FARGO	REWARD FUND	1,524.88
WELLS FARGO – Contingency Fund		
	Ranch House	66,800.00
	Road Emergency	44,103.40
		<b>271,720.98</b>
<b>ASSESSMENT FEES</b>		
Prior Years		389.12
Last Year		1,462.10
This Year Outstanding		6,885.17
		<b>8,736.39</b>
Significant Accounts for May		
6110.01	Legal-Cassutt, Hays	2,369.47
6190.01	Gravel	12,306.93
6190.02	Road Maint/Repairs	1,653.00
1108	Leasehold Improvement (Ranch House porch)	33,197.49

Leasehold Improvement is improvement to the Ranch House – a place holder for capital improvement that gets written off. This is out of the contingency fund of \$100,000.00. Use of the expense report for Board members and approval was discussed. Killarney asked about the cycle bar mower? that was mentioned at a previous meeting. Don replied that it was put into the budget but no money has been spent yet. The Board is still talking about selling the old brush hog. When the new brush hog is purchased, Killarney asked if it could be used to clean up around the lake.

Liens and Foreclosures Report (Mary Ann)

**Liens and Foreclosures Report 5.23.20**

TRLA Currently Owns 1 lot: 01022M Cottonwood Drive

Lots Currently with Lawyer: 0

Lots Currently Liened Not with Lawyer: 6

Liens recorded since 4.18.20: 0  
Liens released since 4.18.20: 0  
Liens to be filed end of May: 1  
Lots in Arrears 2019/2020: 32 (4.3%)  
Lots in Arrears: 2018/2019: 35 (4.7%)

#### Roads Report (Don):

The tractor was taken in for service. Frayed hose on the AC was repaired, right front axle seal was replaced and a complete fluid service. Trimmed high branches on Lobo, Culebra from Lobo to Elk and Elk to Timberlake. In June, BIA and main road were drug a couple of times and the side roads were also drug. The grader will be taken in for service and Don Parry has volunteered to drive it to the shop if needed. Don will go over with Jack what needs to be done to the grader. Mary Ann asked how much money in new budget was allowed for gravel. Steve S said \$80,000 for maintenance and gravel. Mary Ann asked how the roads were chosen to be worked on. Don said that those roads where people live full-time compared to part time. It is a matter of upkeep of rock not on road and needed, which is ongoing.

#### Architectural/Maintenance Report (Steve W.):

Steve approved 2 residences and one shed, closed one CC&R and one is pending. When the plan is approved, there is no start date as the start may lag waiting for the permit.

#### Commons Report (Charley):

The outside light at the bath house was replaced. Lisa has taken over the cleaning of the bath house and it is looking good. Charley has repaired the floor in the men's room. The stopper on the sink in the men's room is not fixed yet but parts are purchased. The hot water heater is having a problem, mixing valve is plugged, from more use of the bath house. Jason, Leesa's son has fixed the problem and Mike Hanson shared that the shower was great. Killarney shared that there seems to be some problems with the current road signs from aging. She asked if maybe we could think about replacing them. Cibola replaced the wooden signs with green reflective signs and Killarney wondered if McKinley could do the same thing. Mary Ann said that she will check it out. Laurie Hanson suggested auctioning the old signs off as a fund raiser. Charley shared that he and Steve S got three of the new entry signs put up but he may go out and change one location.

#### Communications Report (Shirl):

Shirl stated that Julie thanked the Board for their letter of appreciation and support of Andy Wilson. Shirl stated that Nancy Ramm asked if anybody has anything for the Newsletter, please get it to her by June 29. She would like some pictures of the remodel on the Ranch House. Approved financials were posted, Zuni phase 3 was updated on 5/22/2020 with latest revisions, and information from Dr. Faber at the Zuni hospital; a revision of the design application was posted; revised volunteer dates due to Covid issue were posted; approved minutes and unapproved minutes posted; deleted bath house opening delay deleted; posted start date for the porch remodel of June 8, 2020; revisions for Fire Mitigation were posted; the agenda for the June meeting and information and photos of the sitting Board; dates for the next three meetings were posted and locations will be on the web site.

Mary Ann asked about doing an email blast with the address of the meeting locations even though this information is posted on the Web Site and Newsletter. Discussion followed using email vs FB page and posting on web site. If Mary Ann does use the email blast, the current list and format of emails are not to be altered. Shirl said that this is what the web site is for and a lot of work has gone into making it what it is and this has been what the Board uses for communication. Killarney shared that sending an email is a great idea as we need more than one form of communication.

#### Old Business:

1. Neighborhood Watch organization update: Mary Jo shared that there was nothing to report. Kids and ATVs are at times an issue.
2. Ranch House porch remodel: Charley shared the remodel started June 8. Mr. Hurst has torn off the old porch and leveled the dirt, doing footing today. He is not going to order lots of loads of concrete but if there is extra, the Board had discussed putting pads in the equipment building for the doors to rest on. Don will decide where to put the pads. Mr. Hurst has talked to Mike Begay about the footers block work and the slab. After a discussion on the color of the window frames, it was agreed to have them black. Mr. Hurst would like to see the stained-glass windows to make sure on the measurements. Mr. Hurst's assistant did bring in his trailer and will be staying at the Ranch House.

Joe Martinez asked about the cameras that are up at the Ranch House. They are powered and wireless and Don, Steve and Linda monitor them.

Harry said that a concrete truck filled up a ditch and Don will look at it.

3. Forest Management Sub-Committee Status: MJ requested that Tim and Eileen Domer's name be taken off as members of this sub-committee. Ron Schali said that they have applied for a grant for the Commons only, as a mitigation for the high-density area. Ron and MJ have filled out the pre-application and should know by the 26<sup>th</sup> if they have been pre-approved to continue the application process. Work is bid out and the Forest Guild is a match fund. Ron said that this is a multi-year project. Discussion as to what the project will entail. Ron said thinning around the Ponderosas. Ron asked the Board to let him know by Monday or Tuesday what dollar amount he should put on the application and where work should begin if they get this grant. Killarney asked what the process for evacuation was in case of a fire. MJ said that there will be a brochure sent out and the zone map and list of coordinators.
4. 2019/2020 End of the Year Report: This report is usually read at the Annual Meeting but Steve will send it out in July. Steve read the report, which is below budget. Bank balance is \$270,517.61. Discussion on any surplus for fire mitigation.
5. Recording Water Usage: Steve shared that there is a well policy but there is difficulty in maintaining it as there are landowners who are abusing the policy. The policy is posted on the fence near the well and water usage is recorded monthly. The maximum usage from the well is 600 gals and right ow 347 gals is pulled from the well. This is an old well and an old pump, so if it goes out, everybody loses. Steve asked if we want to keep the well policy and should the Board move on enforcement or change the policy? It was decided to keep the policy and control it. Discussion followed on ways to meter the well and monitor who uses it. Mary Ann said that Gallup has a meter that users put money in to get water. She is going to look into how Gallup charges for the water. Killarney suggested that a contingency fund be set up to take care of the well if anything happens to it. Mary Ann said that if we are going to do this, before we take any action, we should notify the landowners. The well policy is posted on the fence by the well. Steve thanked everyone for the input and he will research a control unit to be put on the hydrant.

#### **New Business:**

1. Sidewalk repair included in Ranch House Porch construction: Mary Ann asked if this would be a good time to fix the sidewalk at the Ranch House? Charley said that he didn't think the flagstone could be leveled out and the best thing to do is get rid of the pavers and put in concrete as the concrete would be safer. Mary Ann made a motion to take the flagstone out and put in concrete from the gate to the porch. Don seconded, then the motion was amended – that the sidewalk be done on all of the uneven areas that people walk into the entrances, and approved.
2. New Sub-Committee – Steve said that this committee's goal is to get the phone lines and equipment on the Ranch updated. Members are: Pam Antosh, Sharon (Board Rep), Harry Daniels, Shirl Henderson, and Nancy Wills. They have already made contact with the Public Service Commission and things are getting started. Mary Ann made a motion to approve the committee, Steve S seconded, approved.

**Landowner Input:** Jeff Waddell asked how much buying has picked up and Steve shared that a lot more people have wanted to start building and he has been approving the HOA form, 2 and 3 at a time. A lot of them are land. Mr. Hardison said that Don is doing a fine job on the roads improving them, and the bath house is cleaner. Laurie Hanson shared that ladies should make sure to lock the door lock as someone can walk in.

Killarney requested copies of the CC&R's and Steve said that he would be happy to get those for her. She also asked about the welcome packets and asked if she could get a copy of it. Ron and MJ are doing an excellent job with the Fire Mitigation Committee. Steve shared that he appreciated everyone's input today. The July 18 meeting will be held at 19 Elk.

Charley made a motion to adjourn, Don seconded, approved.