

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

Call to Order: 10:00 AM

Introduction/Announcements: Board – Steve Wills, Steve Stevens, Linda Pedersen, Shirl Henderson, Don Ouellette, Sharon Axtell, Charley Haverstic –Absent.

Landowners: Jim & Carrie Zwerg, Mary Jo Wallen, Ron & Rachel Schali, Barbara Stevens, Nancy Wills, Tom Abbott, Eileen and Tim Domer

Approval of Minutes from June 15, 2019: Linda made a motion to approve the minutes, Steve S seconded, Approved

Treasurer’s Report (Steve S.):

Treasurer’s Notes			
June Final			
	Prior Year Dues	\$ 2,197.31	
	Current Year Dues Owed	\$ 5,391.48	
	Total Outstanding Dues	\$ 7,588.79	
Wells Fargo	Deposit	\$ 101,071.21	
Wells Fargo	Checking	\$ 51,261.03	
Wells Fargo	Reward Fund	\$ 1,524.52	
Wells Fargo	Contingency Fund		
	Ranch House	\$ 100,000.00	
	Emergency	\$ 44,037.98	
	Total	\$ 297,894.74	
	Expenses for May	\$ 4,147.59	
	Income from Sale of Property	-6280.23	
	Total	-2,132.64	
ROADS			
6190.01	Gravel	\$30,709.28	65,000.00 (34,290.72)
6190.02	Road Maint &	\$52,520.36	15,000.00 6,811.08
TOTAL		\$52,520.36	80,000.00 (27,479.64)
Total Under Budget for year 2018-2019		\$57,168.49	

Liens and Foreclosures Report (Linda)

Roads Report (Don)

Architectural/Maintenance Report (Steve W.): No plan approvals. Received 4 complaints; one closed, one in an action plan, two more just starting.

Commons Report (Charley/Steve W.):

Commons Report for July Board meeting (7/20/2019) - provided by Charley H.

1. It was brought to my attention that the Women's shower of the bath house was draining slowly/backing up. I took my drain snake down and reamed the drain out of excess hair/debris and flushed it out, so it is working now much better.
2. I noted the epoxy coating in the women's shower area is starting to chip/peel away and needs recoating. This will be best if not done until the bath house is closed after November 1st.
3. It was brought to my attention that the men's toilet stool in the men's bathroom was flushing slowly and not easily emptying the bowl. I have check and made adjustment to the water tank and it is now working better.
4. The bulletin board on the bath house was falling apart and it has now been repaired and new Plexiglas installed so it will look better /last longer/ shed more weather.
5. Prairie dogs problem/damage to building footings – some concern about using poison or shooting to control damage, so perhaps I will investigate affixation or some other solution.
6. The stucco damage at entry hall by the office has been repaired and painted. I will see about reinstalling the items back on this wall soon.
7. To prevent future damage to the newly stucco wall from upcoming rains, I have been up on the roof and recoated the flashing (where the low roof meets the high roof) with a rubber sealer.
8. I noticed some large vehicle cut the corner at Culebra and Elk and bent the top of the culvert and pushed the road sign over to 45 degrees. The sign has been repaired/made upright again.

Communications Report (Shirl): Wayne made another heading under Business for Annual Reports, there's a title for previous years. Posted: 2nd Amendment passed and the tally of the votes, May Financials, unapproved Annual Meeting minutes, Newsletter. Moved from Homepage: BIA letter, proposed Amendment under Business. Made date changes to Sharon's, Steve's and Charley's Board term dates. Shirl shared that Ray Martin, clearing ladder fuel on ranch, is doing a good job.

Old Business:

1. Proposed Amendments to Covenants vote status: Final Count: 424 Yes, 56 No, 5 unable to tally, 57% approved. Certification pages (three copies) were signed by the Board and Mary Jo notarized. They will be mailed on Monday and the attorney will file a document in both counties, all deeds will be amended and mailed out, but don't expect the new deeds right away. Linda will send copies to all the realtors to read and the new amendment will be put on the web site replacing the old one in the CC&R's. Previously, Charley coordinated with Mary Jo to sign all of the copies.
2. Neighborhood Watch organization update: MJ shared that there still hasn't had any bad problems but suspicious vehicles have been seen driving around. The police are coming out to patrol more often and one officer has located here. Next Tuesday, 23rd, is the Summer Annual Neighborhood Watch meeting. She asked that the Rock Room be opened about 5 PM. A Game and Fish representative has been invited to attend due to our Cougar and bear problems, and both county's law enforcement has been invited, and there will also be information on Fire Mitigation. MJ shared that every year the meetings are getting bigger.
3. Ranch House porch remodel:
Ranch House porch/roof replacement – after trying to find bidders in Gallup and Grants that do not see interested in coming out this way, I have gotten a couple of leads from Linda. One is from Tucson and one is in Pine Hill. The one from Pine hill seems interested and hopefully will provide a quote before next month's board meeting.
4. Forest Management Sub-Committee Status:
MJ asked if she could get a copy of the signed contract for Ray Martin and also if he had turned in the additional certificates requested and Steve said yes. Question was asked as to how the Board would like to pay Ray and Steve S said that he would like to pay him the entire amount but will need to submit an invoice. Ron Schali said that he has had conversations with Ray and he is aware of more funding and that he needs to prioritize TRLA work. Ron said that if there areas are seen that needs re-worked, flag it and Ray will go back and clean up the flagged areas. Ron handed out the NM State Forestry Forest Management plan outline and application. This application, when completed, will help the committee apply for government money and other opportunities for funding. The focus is not fire mitigation, but bug and disease control to help with fire mitigation. Preparing this application will require paying someone to come out and collect the data and filling out the application. Tom Marks can be hired and approved by the State. Mr. Allen will be doing a timber survey on individual lots and will

need landowner permission to go onto property. Rachel Schali has the form and will pass it around and this form will be mailed to all landowners. This is a several year project and the committee is requesting, at this time, \$3500 today to start the process. Steve W asked who will decide which trees would be cut and Ron said that this is a landowner decision. There will just be recommendations. Mr. Ray Martin was introduced to those attending the meeting and he said that he can do a mile a day. He hopes to have the project finished in another month and a half.

TRLA FIRE MITIGATION SUB-COMMITTEE REPORT
JULY 20, 2019

1. Ray Martin, Martin's Wood Services has completed work on Halcon, Bluebird (cliffside of Timberlake Road) and Conejo between Halcon and Bluebird. Approximately 5.5 miles still needs to be completed in Zone 1. Ray has been paid for 1 mile of Zone 1 work.
 - a. Question to Steve Wills, may we please have a signed copy of Martin contract for our files? Also, was the Additional Insured Certificate received from Ray Martin?
 - b. May 28th, 2019 letter sent out to obtain bids indicated that partial payment would be made at the completion of each section. Is Martin being paid by the section or by the mile?
2. On July 17, we met with Peter Allen, Allen Fire LLC, who is a certified wildfire mitigation expert and a State contractor with NM. He is starting his own mitigation/forest management business and was recommended by Todd Haines, District Forester for our part of NM. We toured the ranch to assess the scale of the problem. He agrees we have a heavy fuel load issue, at high risk for a devastating fire. He will send us information on his company and a range of prices for various services he provides.
3. We met with Todd Haines on July 18, 2019 to discuss the importance of having a Management Plan developed ASAP, since this is needed in order to be eligible for the Forest Health Incentive Program for Timberlake. He referred us to Tom Marks, who works with his office, for assistance in writing the Management Plan. **We hope to meet with him around the first of August since the deadline is critical (September).** Approximate cost to Timberlake is \$5,000 to complete the several hundred-page Plan for all 7,000 acres. **If we do not meet the deadline for this fall, we will lose a year.** More details concerning cost sharing for landowners will be discussed at the meeting. **We are respectfully asking the Board to approve this expense ASAP since it is critical to get started now.**
4. Mary Jo and Ron talked to CDEC several times and Ron was finally able to get Mark Bahls, CDEC, to agree to have their sub-contractors leave brush piles no higher than two feet tall. They were leaving the piles six feet high, which is unacceptable. Ranger Whitehair from Mt. Taylor also assisted in this request to CDEC.
5. Fire Mitigation updates have been put on the website and in the July newsletter. An update will also be provided at the July 23rd, Watch Group Meeting.

(fire mitigation sub committee report 7202019)

5. Beginning of Review/Adoption of Board of Director's Manual. e.g. Welcome Packets stuff under Communications, or checklist for Director's duties: Linda requested that this be tabled for now but Board will have to vote on what she has already done. Re: flow chart – Mary Ray will receive emails from only 3 people, President, Vice President/Director of Accounts & Treasurer. Steve W asked Tom Abbott to please put the new landowners on the HOA form that he fills out when property has been bought.
6. New Signage for Cattle Guard Entrance: Linda shared that she put together three signs but has not received proofs/info from the company. Tabled for now. Signs will be metal with a photo of the lake taken by Perry Null as the background. Tom asked if people looking to buy land could go down to the lake and it was agreed by the Board that only if Tom was with them.

New Business:

Video Security System for Ranch House Grounds: Has it become time for us to put in security cameras? Situations are developing, e.g., black water in toilet, non-landowners using well water, non-landowners using the burn pile. There was a motion to investigate a security system and Steve W asked Don to propose a system to present to the Board. This was moved to Executive Session.

Landowner Input

MY asked Don if the radios purchased for the workers were found and Don said yes. She also asked if there has been a follow up on the Defibrillator? Tom has offered to give a class on how to use it. MJ said that this will be part of the agenda for the 23rd Neighborhood Watch meeting. Tom shared that refresher courses will be needed and this will be decided on later.

Sharon made a motion to adjourn, Linda seconded, approved, meeting adjourned at 11:50.