

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
 (ATTENDANCE NOT RESTRICTED)
 (MEETING LOCATION ALTERED DUE TO RANCH HOUSE CONSTRUCTION)
 02 BLACK BEAR ROAD – 10 A.M.
 AUGUST 15, 2020

Call to Order at 10:05 AM

Introduction/Announcements:

Board: Steve Wills, Steve Stevens, Charley Haverstick, Mary Ann Armijo, Shirl Henderson, Don Ouellette, Sharon Axtell
 Landowners: Mary Jo Wallen, Harry Daniels, Pam Antosh, Julie Farrell, Danny Montoya, Linda Pedersen, Joe & Killarney Martinez, Barbara Stevens, Nancy Wills, Jeff & Diana Waddell, David & Marti Waters, Lisa Lewis, Jason Jones, Duke Armijo, Rosalee Bianchi, John Hardison

Approval of Minutes from July 18, 2020: Steve S made a motion to approve the minutes, Mary Ann seconded, approved.

Treasurer's Report (Steve S.):

Treasurer's Report	
Wells Fargo – Deposit	201,270.78
Wells Fargo – Operating	40,675.33
Wells Fargo –Reward Fund	1,524.91
Wells Fargo – Savings Account	
Ranch House	60,800.00
Road Emergency	44,106.76
	322,581.06
Assessment Fees	
Prior Years	1,699.50
Last Year	5161.28
This year outstanding	56,377.90
	63,238.68
Ranch House Patio	
D Hurst	53,235.86
M Begay	9,595.30
Total August 8, 2020	62,831.16

Liens and Foreclosures Report (Mary Ann):

Liens and Foreclosures Report 8.15.20

TRLA Currently Owns 0 Lots
 Lots Currently with Lawyer: 0
 Lots Currently Liened Not with Lawyer: 5
 Liens recorded since 6.20.20: 0
 Liens released since 6.20.20: 0
 Liens to be filed end of July: 1

Roads Report (Don):

We were finally able to get gravel, Louie graded several roads in preparation for grave. Unfortunately, the grader developed charging problems and it had to go in for repairs. All of Black Bear and parts of Yucca were graveled. Soon as the grader is back, more gravel will be put on the side roads. Some of the roads include, but limited to: Hilltop, Buttonwood, Cottonwood Loop, Yucca, Green Meadow, and others as determined. The BIA was graded, brush pile was

pushed up, but a new pile needs to be started. McKinley and Cibola counties graded their respective parts of Timberlake. Don is currently investigating the purchase of a cycle mower for the tractor.

Architectural/Maintenance Report (Steve W.): There have been no new plans and no CC&R violations. Julie asked how many architectural requests Steve had received last month. Steve said that over the summer he has received about ½ a dozen but he will correct the amount to Julie. In response to Julie's question as to how many have started construction, Steve said none.

Commons Report (Charley): Not much new to report. It appears that the epoxy coating in the bath house showers (men's is the worse) is starting to peel. This fall when the bath house is closed, Charley will redo the floor of the showers. Harry asked whose property is under the power lines. Steve W said that the landowners own the property back to the property lines, but the power company has the right of way. Mary Jo asked Charley if he had a solution to the prairie problem, Charley replied NO.

Communications Report (Shirl): Shirl shared the website address: trnews.info. Posted: Volunteer Schedule for rest of the year; July 21st letter from Dr Faber of Zuni; August Agenda; 2019-2020 Annual Report; approved June minutes; July Financials; Fire Mitigation report for August; September 5th Annual Meeting cancelled; on front page a letter from Game and Fish, re: the bear and how to deter him.

Old Business:

1. Neighborhood Watch organization update: Mary Jo had nothing new to report "Knock on Wood", going on two years. There have been reports of Bear, Mt Lion, ATV's. Julie reported that they received a 911 call from 7 Juniper that landowner was robbed, but have not heard if there was a real burglary.
2. Ranch House porch remodel; Charley talked to Don Hurst and he shared that everything was coming along. He has the roof sheeting and has the metal roof on the main house and all of the out buildings.. Discussion on the staining of the interior of the new porch. Charley suggested maybe a light tan or cream color so that the library is not so dark. This painting will be the Ranch's responsibility, not the contractor.
3. Forest Management Sub-Committee Status:

FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT FOR AUGUST 2020

1. AIM-application to begin mitigation on the 80 acres of Common Land was not approved. Three primary reasons were: (1) wildfire risk in our area was considered low in comparison to other areas in NM. (2) Concern over relatively few number of people that would benefit from the fuel reduction treatment (3) Concern over whether the project was helping to build the capacity of the fire department and/or county or whether the proposal was coming more from the HOA.
 - a. We intend to research what other areas in the State are considered at higher risk than Timberlake since the CWPP's for both McKinley & Cibola indicate we are at extremely high risk.
 - b. We will pursue other grants that become available. If nothing is approved by next March, we would like to go ahead and start mitigation in the Commons with the \$15,000 that was approved by the Board.
2. Clay Benton, Forest Service, surveyed two more properties on 7/21. One lot did not qualify. We are waiting to hear which properties will be approved.
3. Ron will talk to Ray Martins about thinning another mile of side roads (Fox and Roadrunner).
4. Survey results: See attached worksheet with results with grand totals on the last two pages. We will respond to all landowners who have a specific question. In the next month we will review all comments and come up with specific suggestions, ie: setting up workshops since 21 people expressed an interest. We encourage the Board to review all the comments and suggestions. We are pleased with getting 66 responses indicating there is interest in mitigation, workshops, etc. An article will be prepared for the fall newsletter.
5. Chipper Day is still on hold because of COVID-19.

Mary Jo shared that the committee was very disappointed that they did not get the grant and said that there are areas worse than we are and she will try to find out how many areas are worse than we, there also are fewer people here that would be involved. The next grant is in January and they will be working on that. Ron will talk to Ray Martin about another mile of clearing on Roadrunner. Shirl asked if someone did go around and check Ray's work as there was a slash pile on Quail that didn't get picked up. Before a check was issued, the Board was to

check his work. Suggested to ask Ron to check. Julie said it was very important to get the slash at the front of the property cleaned up.

4. TRLA Phone Line Improvement Committee: Pam Antosh report that she received a response from Bob Nelson, supervisor of Century Link in Zuni. In his email, he reported that the new equipment had been order and was due August 18. This will be a large change out both in the field and office and could take 3-4 weeks. This the removal of old material and installing in new. He is looking at mid-September to complete. A DSL line is not included in this bill, but he looking for a solution for DSL. The main concern is the consistent working of the phones. Pam shared that Harry is her number one guy in understanding all this. Nancy asked if landowners would receive a "heads up" when the line goes down and Harry said that the down time should be minimal. Shirl asked if there will be more lines available, Harry said that the upgrade will have the capability to add cards. Julie reported that the Fire Department is down right now.
5. Recording Water Usage updates: Steve W said since July 19, 292 gallons per day have been recorded. A lock was put on the well on August 3rd and there have been 4 requests for water. There has been one conflict which was worked out. The limit is 100 gallons per day for those eligible to get water. The well policy & procedures is posted by the well. Those landowners who have volunteered to go down and unlock the well should keep a record of who has received water – Name number, and address of lot. Volunteers should give them their water and no arguments required.
6. Timberlake Road Signs – McKinley County: Mary Ann has sent emails and has had no response from the County Manager. Steve W said that if it is a matching fund grant, we would help with the matching funds. Grants come up yearly.

New Business:

1. Approve Cancelling Labor Day Meeting of Sept. 5th: Steve S made a motion to cancel the rescheduled Annual Meeting of September 5th, Shirl seconded, approved. September 19, will be the September meeting date. If Ranch House is done we will go there. If not, then a decision will be made.
2. Cycle Bar Mower discussion. Don has done research and there is a company in Texas that has free deliver in New Mexico. The cost is about \$5000. The tractor can handle any size. Don wants to further research on what size branches the cycle bar mower will cut. Don is looking in a Stihl pole saw that has a blade instead of a chain. Don is still considering training for Jack on the grader. Mary Ann suggested that either McKinley or Cibola might have something available.

Landowner Input:

Pam Antosh shared that she is the Coordinator for her zone but has 18 names on her list that she would have to call in an emergency and she is asking for help. Rosalee and Barbara Stevens volunteered. Question of the siren at Fire Department and what has happened to it? Julie shared that she is working on it but it has to go through McKinley County to be approved. Mary Jo suggested signing up for Code Red Alert, which is on the bottom of the main page of the website. Rosalee thanked Don for rocking Black Bear.

Lisa Lewis wants to start working on cleaning the Ranch House and use a compressor to blow the cobwebs off of the outside. It was agreed to wait until all of the building is completed before that starts.

Jason Jones, Lisa's son, had done a couple of repairs at the bath house and Steve W asked him putting in both hot and cold water lines into both showers. Jason handed out a project proposal to the Board to put in this type of water heater. The capacity for this type of water heater is more than what is currently in the bath house, runs on propane, but a filter system will need to be installed before the water gets into the fixtures or valves. This system would also eliminate some of the Sulphur smell. Price \$4450, includes everything. Jason said it would take less than a week to do the installation and he would need about ½ of the costs up front to buy the material. Further discussion will take in executive session.

Steve S made a motion to adjourn, Charley seconded, approved. Meeting adjourned at 11:15 am.