

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
SEPTEMBER 15, 2018

Call to Order at 9:56 am

Introduction/Announcements:

Board Members – Steve Wills, Don Ouellette, Charley Haverstick, Shirl Henderson, Sharon Axtell, Liinda Pederson present via phone. Steve Stevens, absent.

Approval of Minutes from August 19, 2018: Charley made a motion to approve the August minutes, Don seconded, approved.

Treasurer's Report (Steve S.)

**TREASURER
NOTES**

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|---------|--|--------------|
| 6100 | Insurance/Liability | \$ 12,410.00 |
| 6190.02 | Road Maintenance | \$ 5,040.00 |
| 6290 | Income Taxes Fed/State | \$ 4,766.00 |
| 6020 | Audit/Review | \$ 2,687.50 |
| | Adj \$6,910.00 | |
| | Allowance for bad debt was larger than the outstanding receivables | |
| | Wells Fargo – Deposit | \$130,973.00 |
| | Wells Fargo – Operating | 44,881.31 |
| | Wells Fargo – Reward Fund | 1,524.14 |
| | Wells Fargo – Contingency Fund | |
| | Ranch House | 100,000.00 |
| | Emergency | 43,966.25 |
| | Total Balance | 321,344.70 |

Liens and Foreclosures Report (Linda):

TRLA Owns 4 lots as of 8.19.19. 051022M Cottonwood Loop, 020404C Sunflower Dr. (\$7500); and 020415C Buttonwood/082504M Lobo (Silent Bid ended 8.31.18)

Liened Lots currently with lawyer: 7

Foreclosure Process 1

Payment Plan 1

Not Responding to Demand Letters 3 Lots (2 Landowners)

Nondisclosure of Ownership Change 2

Liened Lots **NOT** with lawyer: 3

Amended Claim of Liens in Process 2

Release of Liens in Process 2

Roads Report (Don):

Don reported that on Aug 22, Jack dug the BIA and main road and fixed the washout on the "S" curve. Louis, Jack, Elvin and John removed and replaced 4 culverts on Sagebrush and Fox. One of the old culverts from Sagebrush was put in Jack's driveway and then Jack's old one was put where needed on Woodland. The tree that was near a culvert on Fox was removed and now when it rains, the bar ditch runs good. Woodland now has bar ditches and the culverts at Ramm's were cleaned out. Don has a list of roads that need gravel and plans to get gravel before it snows. He will have Louis work on No Man's land with the grader. Steve asked that Don look at Sagebrush where the culverts were fixed and smooth the road out and then gravel. Steve W said that there are 3 dead trees along Culebra in the right of way that need taken down.

Carrie asked if TRLA is maintaining the BIA and Don replied if we start to do that then we are liable for certain things, so we will not maintain it, but he is going to take care of the culvert with the hole in it on the BIA to keep it passable. Don Parry, at the request of Don Ouellette did the ditch work on the BIA. Nancy said that there are two bad culverts and it is the second one, going out, that has the hole.

Architectural/Maintenance Report (Steve W.): Steve shared that at this time he has nothing to report. He has not heard back from the couple who have been camping 5 months, but he will keep on it.

Commons Report (Charley):

1. Road signs refinishing/replacement – Lisa, with the help of Elvin, have finished all they can do. I have been advised that 4 signs cannot be saved; Steve Wills will make new ones by routing remaining treated boards.
2. Prairie dogs problem/damage to building footings – problems still exist, nothing accomplished yet; however, he will be progressing on this matter in the next month or so.
3. Elk road fire break/tree trim both sides of Timberlake Road – He has called the name/number provided by Steve Wills, and it appears he is not available now, but will get back to Charley when he returns. Charley also has placed a call to the name/person he got from the electric Company.

Communications Report (Shirl): Shirl reported that she has forwarded all reports /info sent to her, to the Web Master for the Web Site. She updated the properties for sale to all on three lots. Shared that Wayne wants headlines on the home page with a link to the article. The new CC&R's were also posted.

Cecil Lane asked where he could find the full CC&R's. It is on the Web Site under Business. Shirl will be posting Equestrian Trail info.

Old Business:

1. Neighborhood Watch organization update: Mary Jo shared that there is nothing going on, no problems besides an occasional ATV being where they don't belong.
2. CC&R update committee discussion: Linda shared that the mailing went out and this is the last one for feedback. These were posted on the Web Site and the amendments that were proposing are under new CC&R's in **Red**. The deadline for feedback is Oct. 13 and at that time the proposals will go to the Board, then sent to the attorney and after that they will start to go out to landowners for 51% approval. The mailing will be in 3 waves, to keep hacking at it until the whole 51% is reached. Feedback needs to go to the committee through email or written. Carrie asked if someone already has a structure in place, that is prohibited, will they be grandfathered in if approved prior. The Board perspective is that under those circumstances, they are grandfathered in. The State goes over the Board. A discussion on what is livestock ensued. Any complaints have to be in writing and if a formal complaint is filed, the person who files remains anonymous. Common sense? Chickens? The committee would like landowner input. Cecil asked about Tiny Homes and the ad that is on the bulletin board.
3. Ranch House porch remodel: Charley called several contractors in Gallup to see if they were interested in bidding on the project and a couple have returned his call, requested PDF and one would like to see the beast in the flesh.. He is working at getting prices together and bring them back to the Board.
4. Silent bid on two properties update: Linda shared that there were two lots and only one of them had two bids. The winning bid was emailed but Board has not heard from him yet. Board needs 10% for escrow but he wanted to send entire amount. Linda will try to contact him again today. Cecil asked if it would help to put a Owned TRLA sign on the lot so that people looking for it will know which lot it is. Linda has contacted the landowners who are adjacent to the lots and two are interested.

New Business:

- 1 Cibola County Assessor Tax Reevaluation: A 2018 Property Tax Protest was filed with Cibola County Assessor on the appraisal and classification of the Ranch House. Cibola came back with their proposal, basically the office cannot change the classification but can change the value. Cibola upped the residential land and reduced on the residence from 193K to 79K. Steve has a form he will sign and withdraw the complaint. Charley made a motion to accept the assessment, Don seconded, approved. Steve will send the letter.

Landowner Input

Volunteer Fire Department: Bill Sanders said that Charley answered his questions about work that needs to be done on Elk for the fire break. Charley said bids are needed on **trimming the trees**.

Everyone will need to come to terms on **trimming the trees**.....

(no one wants trees cut down, even if they are in the Right-A-Way and not on their property so we can trim, crop and top the trees but nothing gets eliminated)

1. Jim suggested giving the wood to those that are in need of fire wood.
2. Mary Jo said that she got the 4 horse signs that were requested and gave them to John ???. Posts may be needed and Charley said he had a few if needed. These will be put up between Culebra and Timberlake on Lobo.

Charley made a motion to adjourn the meeting, Don seconded, approved. Meeting adjourned at 10:50 am.