

TRLA BOARD OF DIRECTORS MEETING AGENDA
(ATTENDANCE NOT RESTRICTED)
 TRLA RANCH HOUSE – 10 A.M.
 SEPTEMBER 19, 2020

Call to Order: 10:00 AM

Introduction/Announcements:

Board: Steve Wills, Steve Stevens, Shirl Henderson, Don Ouellette, Charley Haverstick, Sharon Axtell, Mary Ann Armijo
 Landowners: Joe & Killarney Martinez, Harry Daniels, Judi Murphy, Pam Antosh, Mary Jo Wallen, Nancy Wills, Barbara Stevens, Andy Wilson, Linda Pedersen, Duke Armijo, Wade & Melinda Aubuchon, Danny Montoya, John Hardison, Julie Farrell, Gabriel Armijo

Approval of Minutes from August 15, 2020: Mary Ann made a motion to approve the minutes, Steve S. seconded, approved.

Treasurer's Report (Steve S.)

Treasurer's Report	
Wells Fargo – Deposit	189,420.08
Wells Fargo – Operating	23,759.87
Wells Fargo –Reward Fund	1,524.92
Wells Fargo – Savings Account	
Ranch House	50,800.00
Road Emergency	44,107.62
	322,581.06
Assessment Fees	
Prior Years	1,699.50
Last Year	4,558.53
This year outstanding	46,426.28
	52,684.31
Significant Accounts for August	
6100 Insurance – Liability	13,267.00
6190.01 Gravel	19,704.91
8020 Gain/Loss on sale	(8,000.00)
Ranch House Patio	
D Hurst	82,885.00
Wiindows	5,864.51
	88,749.51
M Begay	5,864.51
Total August 8, 2020	94,614.02

Liens and Foreclosures Report (Mary Ann)

Liens and Foreclosures Report 9.19.20

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 Aug: 0

Roads Report (Don): The grader was taken to JRL for repair of electrical system, roof light, and a complete service. Repair cost of \$1600+. The BIA was drug 4 times, No Man's Land twice, Timberlake twice, and Cibola and McKinley county graded their sections of Timberlake. Purchased a power washer and used it on the truck. Will power wash the tractor soon. Will be ordering snow chains soon for truck, tractor and grader. Still looking into cycle mower options. Judi asked what the criteria is for resurfacing the road. She is at the top of Sagebrush and there is no gravel at all. Don explained how it is decided and said that landowner input is taken into consideration. Steve W asked Judi if she could send him an email making the request for gravel so that there is a paper trail and she agreed.

Architectural/Maintenance Report (Steve W.): Approved on modular and one shed. No CC&R's at this time.

Commons Report (Charley): An agreement has been provided to Jason Jones regarding the hot water situation at the bath house. The replacement of both bathroom light switches has been done. Sink faucet in the men's bathroom will be replaced one the water is shut down. Epoxy coating has been purchased and can be installed where floor is peeling in men's shower after bath house is closed for the winter. Charley spoke with Trent at Ecosolutions about getting an estimate on the prairie dog problem, and he can get by sometime the next month or two.

Communications Report (Shirl): Posted September agenda, TRLA land pride silent auction, immediate release from Zuni hospital and Neighborhood Alert.

Old Business:

1. Neighborhood Watch organization update: Mary Jo said that things got real busy.

NEIGHBORHOOD WATCH GROUP UPDATE

SEPTEMBER 19, 2020

1. I have talked to four different companies who sell warning sirens (Granger, Signalguys, Federal Signal and ATISystems). The first two did not have anything that would work for our area. Federal Signal did, but the cost is prohibitive, ie: \$25,000 for a siren that only provides coverage 1 mile in each direction or \$600 for just 1,000 ft. coverage). ATI has an engineer going over google maps to determine best locations, so will continue to research.
2. Over the last two weeks the Zone Coordinators have been verifying Phone Tree phone numbers and email addresses. We have also added several more Coordinators. In the next week or two we are going to conduct a test and see how long it takes to notify landowners.
3. CCT74 Vandalism -a new landowner works at El Moro and he is going to provide some help in determining the best way to clean up the vandalism.
4. After two years with no burglaries, our luck ran out recently. On 9/6 we sent out an alert with 7 incidents on the TRLA website, FB, and our email alert system. Good news was that the kayak was returned the next day. A police report was not filed since the kayak was returned. However, I did have the license plate checked and it did not belong to a landowner. Owner of vehicle was from Alb. As a result of the alerts going out, several other incidents and suggestions were received.
 - a. A third house was broken into and vandalized in Cibola. A window was broken and . Owners were contacted on 9/8 and they came in from Kansas City on 9/10 to make repairs, assess the damage. A big generator, pressure washer, table & chairs were taken. Sheriff came out at 8:30 p.m. on 9/11, so police report was filed.
 - i. Over the past two months, break-ins have occurred in McKinley – 1 house and Cibola – 2 houses. Police reports for Cibola were filed, but not sure about McKinley.
 - ii. I intend to contact both County Sheriff's to discuss these recent incidents.
 - b. A video was received from a Box S resident with a suspicious person/vehicle in plain sight. Another vehicle and person could be seen and heard, but not visible on the video. I met with them and encouraged them to file a police report. Police report has not been filed yet, but I have encouraged them to do so.
 - i. As a result of this incident and a suggestion on the Forest survey, we intend to include Box S in our alert system.
 - c. 911 call was made on 8/30 about a campfire late at night and loud voices on a vacant lot. Vol Fire Dept. answered the call.
 - d. Several more complaints were received about the kids racing down the road on ATV's with no helmets. Vol Fire Dept. did respond to one call.
 - e. A white lowrider, 4 door supposedly comes into Timberlake every day with 5-6 people.

- f. Campfire in 3 spots off Timberlake and Cottonwood area, but I do not know if Vol. Fire Dept. was called.
- g. Two Suggestions to install cameras at the Timberlake front entrance and at each lake gate to monitor who comes in and out. Another landowner said we could install on top of her garage close to the north lake gate.
- h. One suggestion for having volunteer security shifts until this blows over, or a car with “security” on the side of it parked near the road thinking that it would be a deterrent. However, if one is pessimistic, this could be a target for “target practice”.
- i. One suggestion to hire security personnel over all the holidays (a few days before, during and after).
- j. Several landowners reported having an ATV, newer model Nissan pick-up drive down driveways and then leave when landowner went outside to check. Casing???
- k. Large campfire one evening was not reported and landowner left it smoldering when they left to go home the next day. Vol. Fire Dept. had to put 400 gallons of water on it. Vol. Fire Dept. and TRLA is going to address with the landowner.
- l. One suggestion is that TRLA hire a Property Manager to address these concerns.
- m. One suggestion is that TRLA Board ask our attorney to prepare a blanket letter that could be used when negative/harmful incidents occur in the development (kids racing ATV’s down the road with no helmets – it’s against the law , speeding, leaving trash/poop on property, taking more than the water allotment, campfires being left smoldering.
- n. Several reports have been received concerning ATV tracks across private property/vacant land.
- o. A suspicious vehicle parked outside a driveway gate on Woodland was reported on 9/10. It was there almost a day. Checked license plate and it was registered to someone in OK and not a landowner.
- p. A suspicious vehicle was also reported on 9/12 on Woodland – a black sedan with a license plate with a US flag on the left side cruising Woodland slowly around 2 p.m. Two guys in their mid 20’s.

The one good thing that has come out of all these incidents is that our community watch system was really activated – a kayak was returned, a campfire did not get out of hand and we received lots of suggestions for the TRLA Board to consider.

On the evening that the kayak was reported stolen, McKinley County Sheriff’s did come out to talk to the landowner at 10:30 p.m. Although last year the Sheriff’s Dept. (both McKinley & Cibola) told us that they intended to have more patrols in our area, the Sheriff reported that no one had been out since March because of staffing shortages. Until this last holiday weekend, we have not reported any of the break-ins, signs that people are casing our properties, kids on ATV’s not following the rules (and adults for letting their kids ride without helmets and speeding). **Sheriffs will assist us if landowners will report these types of incidents. If we do not file complaints, they cannot assist us. If you know where the kids live, give this information to the Sheriff’s Dept. and they will talk to the parents. Take pictures and get license plate numbers.**

2. Ranch House porch remodel: Charley shared that Don Hurst is moving along well and should be done this coming week. Mike Begay should do the concrete steps and walks in the week after Don is finished. Leesa and her daughter-in-law are working on the outside doing priming/painting. Once Don is finished, the ceiling can be sprayed and priming/painting can start on the inside walls. The stained glass windows are ready to be installed but installation will take place when outside is painted. Linda asked that since these came from Kris Railsback, should she have a plaque made, all agreed that would be great.

3. Forest Management Sub-Committee Status:

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

1. AIM-application – found out that Santa Fe is #12 on a list of most at risk communities in the West so we are assuming that the groups in Santa Fe probably got approved. Prescribed burns are the greatest tool the Forest Service uses to protect forests. Had it not been for a previous prescribed burn, the recent fire close to the Santa Fe Ski Basin area would have spread to that area.
 - a. On 9/17 we are attending a webinar about the AIM Fall 2020 grant application. Deadline to submit another application is October 8, 2020.
2. Ray Martins finished trimming ladder fuels on Roadrunner and Fox. except at the end of Roadrunner where a landowner asked that he not trim along his lot for privacy reasons.
3. Survey results: Only one more survey was received since last month’s report., so there was a total of 67 surveys received. We have responded to all landowners who had specific questions on the survey. Burn pile usage should double over last year, which is a positive thing. We will keep a list of landowners who want grant and risk assessments and will contact them when available next year. Next spring/summer we will also determine what workshops can be held. Defensive zone training and chainsaw training were the top two requested.

4. Chipper Day is still on hold because of COVID-19. Mike Henio, Ramah Navajo is not returning messages. We will investigate other options if we do not hear back from him.

4. TRLA Phone Line Improvement Committee:
Pam Antosh said that Century Link intended to be finished with the upgrade by the end of the month. The loss of service with the transition was 30 mins or longer at the end of the ranch. This is a positive direction from Century Link. DSL for the ranch is not in the budget this year but they are looking at it for next year. The upgraded lines will handle the internet. The new equipment will handle growth on the ranch. Any issues, contact Century Link and request a repair ticket. Don't do it now while the transition is still taking place, but after they are finished. We need to show our support for the DSL lines.

5. Recording Water Usage updates: Steve W shared that a lock was put on the well the first of August, volunteers have opened the lock when requested and it is down to 227 gallons a day, which is over a 100 gallon per day drop. There were 5 calls in August and 4 in September. All of the requests have been campers. The hope is to have some kind of meter on the well by Spring.

6. Timberlake Road Signs – McKinley County: Mary Ann reported that she has turned this over to the road supervisor and will call him at the end of September for a report.

7. Cycle Bar Mower discussion: Don shared that he is still looking into it. This will be a \$5000 investment and he hopes to have this info by the next meeting.
Steve W shared that the Board decided to sell the bush hog. The information is on the web site and there is a link that goes to an illustrated photo and also a form for the silent auction. Asking for a minimum bid of \$500. If interested, please print out the form and put them in the PO Box or email your form to Steve W: trlapresident@gmail.com, no later than October 8. It was suggested to put this information on the bulletin boards and on the Facebook page as more people will see it.

New Business:

1. Fire Department notices: Andy Wilson and Julie Farrell talked about the abandoned camp fire on Culebra on the Labor Day weekend. They put 250 gallons of water to put it out and emailed the landowner, who thought he had put it out. Recommendation to the Board is call the Sheriff's Office, as leaving a campfire is endangering everybody. Nancy Wills asked if the Fire Department could put out a guide line in writing on how to set up a campfire location and how to deal with it before leaving, to be posted and handed out for our weekend campers. It was suggested that perhaps TRLA could fine landowners for fires, \$1000 for first offense, \$5000 for second. Steve W said that we cannot fine for CC&R violations but will find out if we can legally fine for fires. There must be documentation; reports, photos. Landowner would be notified for the first offense and the second time is when the SO would be called. If we can legally fine, then we could invoice and put a lien on the property.
2. There is a second burn pile now and TRLA was asked to rope off the first one so that people will go to the new one. Steve asked the FD to let him know when they want the burn pile locked.

There a general haze from the fires in Colorado and California, but if you do smell smoke and you think it's a wood fire, please call, better safe than sorry.

Medical calls. Due to COVID19, the FD goes to the scene and stay about a block away and help Pinehill if needed. Julie recommends getting MED AIR and PHI, helicopter service due to cost without these. Linda asked if there was a plan B if phone lines are down or you can't use you cell phone. There is a phone land line in the bath house entry way and it will be checked out to make sure that 911 can be called from there. Timberlake has become a main fire station. They have more than 4000 gals of water on wheels and 45000 static water in the tank. The hope is that when they are audited by ISO, that their rating will come down so that the insurance goes down.

Landowner Input

Danny suggested that while upgrading the Ranch house, could we establish a spot for Handicapped Parking, maybe even 4 spots? Was agreed that this is a good idea.

Mary Ann shared that an ATV license can be obtained for a child under the age of 16 by attending a class and taking a test, have had training, have the license and decal on the ATV. They have to show whomever tops them the license. Nancy said that they should have the name and address of the adults they are with and the

regulations should be posted on the bulletin boards. This is an online test and training. This is under the New Mexico License Bureau, ATV regulations and license.

Charley made a motion to adjourn, Mary Ann seconded, approved.