

TRLA BOARD OF DIRECTORS GENERAL MEETING

TCC RANCH HOUSE – 10A.M.

September 21, 2019

Called to Order: 10:10AM

Introduction/Announcements: Board , Steve Wills, Shirl Henderson, Linda Pedersen, Don Quellette, Charley Haverstick, Steve Stevens- Sharon Axtell Absent.

Landowners: Ron Schali, Tom Abbott, Mary Jo Wallen, Eileen Domer, Cecil Lane. Nancy Wills & Barb Stevens

Approval of Minutes from August 18, 2019 Linda made a motion to approve the minutes, Charley seconded, approved.

Treasurer’s Report ( Steve S.)

	TREASURER NOTES			
		Prior Year dues owed	6,796.13	
		Current Year dues owed	50,171.46	
		<b>Total Outstanding Dues</b>	<b>56,967.59</b>	
		Wells Fargo - Deposit	206,568.10	
		Wells Fargo - Checking	5,555.82	
		Wells Fargo - Reward Fund	1,524.60	
		Wells Fargo - Contingence Fur		
		Ranch house	100,000.00	
		Road Repair	44,052.66	
		<b>Total</b>	<b>357,701.18</b>	
	<b>SIGNIFICANT EXPENSES:</b>			
	6110.01	<b>Legal - Casutt</b>	<b>1,383.34</b>	
	6100	<b>Insurance - Liability</b>	<b>13,158.00</b>	
	6181.01	<b>Forest Fire Mitgation</b>	<b>8,758.11</b>	
	6190.01	<b>Gravel</b>	<b>4,964.14</b>	
	6190.02	<b>Road Maintenance &amp; Repairs</b>	<b>10,319.80</b>	

Liens & Foreclosurer Report (Linda)

**TRLA Currently Owns 2 Lots:** 01022M Cottonwood Drive and

082504M Lobo Dr. UNDER CONTRACT

**Lots Currently with Lawyer:** 2 in Foreclosure Process

1 Payment Plan

**Lots Currently Liened Not with Lawyer: 4**

**Liens recorded since 8.18.19 0**

**Liens released since 8.18.19 0**

**Potential liens to be filed in next 60 days: 6 or 7**

Roads Report (Don)

New culvert installed on Lobo between Culebra and Timberlake and gravel applied.

Blackbear/Pinon new culvert and gravel.

Blackbear by Quail Large culvert and gravel.

Woodland 2 new culverts and gravel.

Sunflower removed culvert cleaned it out and cut off damaged and reinstalled and graveled.

Four loads of gravel spread on Sunflower.

Six loads of gravel spread on Copperweed.

Truck went in for service.

Jack and Louie greased the grader. Some of the zert fittings are plugged and will need to be replaced when grader taken in for service.

Brush pile pushed up every 2 to 3 days, getting to big.

Bar ditches done

Ron S. stated on Cedar the barrow ditch needs to be looked at and fixed.

Don wants to pick-up a pressure washer to keep the equipment cleaned up.

Steve W. request that spot gravel be done on Pinetree past Martinez's .

Also, on Timberlake and Yucca per Ron S. Mary Jo sent email last night requesting also.

Tom Abbott says a bad spot on Monte Vista needs more gravel. Also, culvert on Pinetree he put culvert in but if the bar ditch is cleaned out will help with the water run off.

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

No new plans approved.

Two or three inquiries about modulars.

One new complaint, will discuss in executive session.

#### Commons Report (Charley)

Obtained another quote for the porch remodel, will discuss in Old Business.

Starting looking into exterminators for our prairie dog problem.

Bought new sink faucet for men's bathroom. When bath house is closed November 1, I will change faucet out. Also, bought bulbs for rock room to be replaced.

Was brought to the attention that women's bathroom is backed-up again.

Also, men's shower head faucet needs to be looked at and repaired. Charlie will take a look at it.

#### Communications Report ( Shirl)

Posted all July financial's and minutes. Listed Emergency Contact information on Home Page. There was an overprint on the Home Page and Wayne corrected.

Property for sale by TRLA : McKinley Unit 8, Block 25, Lot 4, \$6,800. UNDER CONTRACT Was posted. Deleted the Stage 1 Fire Restrictions from Home Page.

Pending: The Fire Mitigations group would like to have a separate heading with drop-down menu's on Home Page.

## OLD BUSINESS:

1. Neighborhood Watch: (Mary Jo) Our 3 years are up, had a break-in. Mary Jo asking if a police report was filed? She asked Andy but did not have an answer. Andy to file the report. Mary Jo. will follow-up with him.

2. Ranch House porch remodel: A bidder is going to meet next month he is out- of-town. Hopefully, next board meeting next month he will answer all particulars and answer any questions. Another quote coming in and will discuss at that time also. Second quote, he works for a guy in Gallup. Contractor said his guy will have some time. No quote yet, but possible, Charley will see all his paperwork. Poor floor inside building where the grills are needs concrete floor will add it in the quote. Ceiling needs drywall but will handle the floor first. Old Tires inside the room are shot and needs to be removed. Mary Jo. Stated she gives all her old tires to Hazel Clawson, she will check with Hazel to see if she wants them and to make arrangements to pick them up...

3. Forest Management Sup-Committee Status. Ron reported on Ray's progress advised he is almost done with Culebra, next phase aside of the big chunks laying, still going to happened. A couple more sections to be identified the heaviest are end of Fox to Roadrunner and on up. Ray will take a look at that to do. Tom Abbott advised Monte Vista Lane heavy on the side. Ray will finish by the end of the coming week. He will clean-up of stuff laying around after that, will talk later about going forward with more to consider.

Ron reporting on the tree farming grant: He spoke with the forest person, saying maybe possible to the Commons area, on funding under Tree Farm Program that funds, maintains, and clean-up of areas. He will check with Clay. Handled by the State and the funds come from different places not sure if we qualify for it. Commercial enterprise but see if we can use many options as possible.

## FIRE MITIGATION SUB COMMITTEE REPORT

September 21, 2019

1. Ron will report on Ray's progress.
2. Ron is going to report on a tree farming grant.
3. Rachel is working with the Work in Beauty organization. They are open to the Forest Guild Grant proposal. Rachel will write it up and include Ramah Navajo Agency/Candy Kitchen/Timberlake/El Morro Ranches and then Work in Beauty will sign off. Rachel will follow-up to get the proposal on the Work in Beauty agenda to be voted on.
4. Mary Jo met with Tom Marks this week and he indicated he hopes to be done within two weeks. He wants to look around the lake/Commons areas next week. In his Management Plan he is going to recommend work on the Commons and possibly on the north side of the development where landowners are right next to Forest property. He indicated that getting on the Forest's list of priorities would be good although it might not be a priority. He also indicated that we should stress the importance of safety when we approach different entities for grants because of our "one way in and one way out". He also is concerned about access over the BIA road. Final report should be done in October/November.
5. When Mary Jo went to the Cibola County's Planning meeting a week ago, Anna Larson, new Cibola County Planning Manager, indicated that because of people leaving positions in the County as well as Ramah Navajo it has been difficult to get a meeting set up to talk about this concern. However, it is on their list of priorities to try and get a resolution.
6. Mary Jo – update on Health Initiative Plan
  - a. Clay Benton is in the process of getting five (5) prescriptions approved. Three are in high dense areas. Forest Guild still must approve. A prescription is what the Forest guys call their write-up after assessing a lot.
  - b. Clay ran out of time but will try to take care of five (5) more prescriptions this fall, so they could proceed in the spring.
7. We spoke to Shirl about the Wildfire Preparedness/Mitigation having its' own heading and drop-down. We anticipate adding reports and applications for FHI contracts and other future grants on this site for landowners. Tim and Eileen will draft the Firewise recommendations for the website.
8. We would like to recommend the Welcome packets that include Firewise information be implemented again.

4. New Signage for Cattle Guard Entrance. Linda P. noted three signs approved at the last meeting. Now, having trouble with the well and it is being left unlocked. People using it that aren't under the policy of using the well. Let's go ahead and put the policy right there on the well. Linda notified Dynamic Signs and designs to give us a quote that the sign states what the well policy is and adopted in 2010 implemented June 2010. So when people pull up to the well they can't say they don't know about it. Also, listed on the website the well policy. Another \$72.00 needed. Linda moved that we add this sign to the well: Charlie second, approved.

5. Video security system for RH grounds (usage of well, burn pile, and bathhouse) Don looked at two different systems. One is wify with the camera's to the unit to the internet. Concern is the thickness of these walls and metal roof. Communications from the camera to here. Either one has to have power. Each camera is 12 volt. Hardwire to have internet connected to the modem then the unit connect to modem. Checked on getting the wires to the camera's no problem. Leaning toward wify. Linda made a motion that Don's knowledge with the systems that he be given the permission to purchase these monitoring cameras. Charley second, all approve.

#### New Business

Steve W. stated burn pile going out-of-control. Ron advised Ray is almost done by the end of the week. Should anything be done special regarding the burn pile? Fire Dept. asked to split the burn pile and was done. Advised to let Ray get done first, then contact be made to the Fire dept. to assess the pile and advise.

Equestrian signs along Lobo, Bobcat, and Culebra. Steve W. stated landowner that has horses in that area to put up signs on Timberlake. Yellow sign with the horse and rider image in black. John McCrimmon will do the work, just where to put them. Linda moves to purchase the signs and let John McCrimmon put the signs up. Charlie second. Also, approve location of the signs outside of the bar ditches. Charlie second all approved.

#### Landowner's Input

Linda P. stated after reading the by-laws, spending a lot of money to put on and off liens \$50.00 each. Also, to have all landowner's to pay to take the lien off and to put the lien on. Lien and personal obligation for each lot, interest will pay the corporation annual accessments, special accessments, expenses to enforce and collect accessments, including lawyer's fees, court costs, and abstracting costs. 18% interest etc. Linda moves that we interpret abstracting costs as the costs of TRLA liens and release of liens and that the landowners will now be charged for these costs. Also, to be added to the letters. Charlie second all approved.

Linda made motion to adjourn the meeting Shirl seconded, meeting adjourned at 12:14pm.