

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
OCTOBER 20, 2018

Call to Order: Meeting was called to order at 10:00 am

Introduction/Announcements: Steve Wills, Steve Stevens, Charley Haverstick,, Shirl Henderson, Don Oullette. Linda Pedersen and Sharon Axtell present via phone.

Landowners present: Tom Abbott, Joe Martinez, Nancy Wills, Barbara Stevens, Eileen Domer, Mary Jo Wallen

Approval of Minutes from September 15, 2018: Don made a motion to approve and Steve Stevens, seconded, approved.

Treasurer's Report (Steve S.)

6103	Insurance – Director & Officers	\$ 3,193.09
6110.03	Legal – Cassutt, Hays	\$ 2,228.18
6190.02	Road Maintenance/Culverts	\$ 5,427.91
6020	Audit/Review	\$ 2,687.50

Wells Fargo – Deposit	\$125,675.15
Wells Fargo – Operating	41,484.72
Wells Fargo – Reward Fund	1,524.14
Wells Fargo – Contingency Fund	
Ranch House	100,000.00
Emergency	43,973.35
Total Balance	\$323,506.58

Liens and Foreclosures Report (Linda)

TRLA Owns 3 lots as of 10.20.18: 051022M Cottonwood Loop, and 020404C Sunflower Dr. and 082504M Lobo Dr. 020415C Buttonwood was bought in silent bid process and is currently in escrow.

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 1 (Closed 1)

Liened Lots **NOT** with lawyer: 3

Release of Liens: 2

Liens to be processed in Dec: 3

Roads Report (Don):

On 09/12 Jack dug main road and BIA . On 10/03 dragged Shore Cliff, main road, and BIA, also started dragging side roads. Gravel was applied to Sagebrush and Woodland. Bar ditches cleaned on Sagebrush, Woodland, Fox, Roadrunner, Elk east, Pinetree, Black Bear, and Pinion. Two culverts were removed and cleaned out on Roadrunner, reinstalled and the road built up. Gravel is scheduled to be put on No Man's land this week as well as Elk west.

Architectural/Maintenance Report (Steve W.): Steve shared that there is one open CC&R violation that he is working on. There are actually two issues with sheds and Steve is waiting for a response from a landowner. A letter is needed for a landowner in Cloh Chin Toh.

Commons Report (Charley): The trees on Culebra are now down, as requested. As of now, he is eliminating the Elk Road firebreak as he is getting quotes from tree trimmers. Charley suggested that when Jack is done for the winter,

perhaps he could take the brush and grass down on Elk before it snows. Julie is considering grants to prep firebreak. The bath house and Ranch House will be closed on Nov. 1st and then he will fix the floor in the men's bathroom. Charley will attempt to repair the leaks on the Ranch House before the winter.

Communications Report (Shirl): Linda requested that the website be changed to fix "without fire permits" and as Andy has rescinded it. Shirl is working with Wayne to clean up the clutter on the web site. There will be headlines with a link to those articles. Meeting minutes were fixed and posted. No more yard sales was posted. Shirl shared that Nancy Ramm needs articles for the Nov newsletter. Anyone who wants to include articles and pictures are welcome to send them to Nancy. Shirl asked for direction on the posting of the TRLA Equestrian/Hiker guidelines, so headline will be on home page with a link to the article. Closing of Ranch House and Bathroom was posted on homepage and Don said he would send his road report to Shirl. All articles for Newsletter need to be sent to Shirl to be forwarded to Nancy Ramm.

Old Business:

1. Neighborhood Watch organization update: Mary Jo share that there was nothing to report and no problems. Nancy Wills will be the contact during the winter.
2. Proposed Amendments to Covenants Approval by Board to go to lawyer: Even though the amendments were ready for the committee to sign off on, there were a couple of feedbacks, maybe one word would change something. As soon as this is completed, Linda will send the amendments to the lawyer to finalize. When this is done, Linda will send them to Steve for the Board approval. She will also write an article on the changes. Green energy is allowed, but we can allow size and where.
Tom Abbott had asked in June what to tell people about lots with sheds and he asked for clarification with the new amendments. Linda shared that she got a very good definition as to what a shed is – no habitation, storage only. Question was asked how is the Board going to deal with old ones that have been staying in their shed. Linda said that when the new amendments are passed, the landowners are going to have to obey what the State says. MJ asked if someone is living in it, how is the Board going to handle it? Steve W answered that he will send a letter/email that states the law. NM has established a new rule and we are complying with that new rule, and the landowner must comply with the minimum requirements set forth by the State. The State has said that anything over 120 square feet must have a permit from CID and go to the Board for approval.
The committee's plan is to send out final version with email back from the Board, and then committee will send to the lawyer, back to the Board, Board votes, and send out for vote from landowners. Minimum of three mailings. 51% approval and it's a done deal. The validation procedure for counting votes will be followed and the whole procedure will be followed like the silent bid process.
3. Ranch House porch remodel: Charley shared that he hasn't received any responses from contractors, but when things slowdown for them, they will send out quotes. Steve asked if we need to go to CID for permit/approval? Charley said that as soon as the bids are in, then go to CID, hoping early Spring. Charley said that the process will be tear off the old, do the footings, and start getting it done.
4. Silent bid on two properties update: Linda said that Lobo did not get a bid and the one on Buttonwood did and is now in escrow. It's a done deal, just must get through escrow.

New Business:

1. Policy Approval/Editing for Use of Natural Resources on Common Land (Issue where dirt was taken for landowner use -Ron Schali): Dirt from the common land was given to a landowner for their private use. Don O asked "Does it benefit all of the landowners or just one or two?" Steve said that this should be put into policy and procedures, just as a guide. It is the best interest of everyone that the Board can control. Don made a motion to put this into the policy and procedures, Sharon seconded, approved. Adopted today and put into Policy and Procedure Manual.
2. Potential setback waiver on TLS 25: A new landowner is asking for waivers on setback. The lot is long and narrow. Linda has been working with the landowner asking for waiver for setback changes. It is agreed that he must have the property surveyed first. Landowner wants to make sure that building sites can be hidden from the adjacent lot and road and is an issue with a big wash on the western boundary, looking at eastern boundary, 20-39 ft where garage would go, wants 700 instead of 740 on setback. Landowner is holding back to see if the Board will work with him on the minor setbacks. Don made a motion for Linda and Steve to work with the landowner on the setbacks, Charley seconded, approved.
3. Manual Update regarding current Board Structure: Linda sent inventory lists to Don, Charley and asked if someone could count tables. Nancy W. and Barbara S said that they would. On equipment, make and model

number is needed. The structure of the Board has evolved since this was last done and how it was written up in the Policy and Procedure Manual needs updating. It was agreed that the Board would work with Linda to update information before submitting for approval/adoption.

4. Formatting of website to include Rules/Regulations - i.e. Well Policy and Shed Policy sq. footage: Discussion on how the information should be put on the web site. Covenants talk about rules and regulations. The following topics were discussed:

Well policy – rule and regulation on how landowners are to prioritize of well at ranch house.

Animal control – is with counties, not in covenants

Shed issue- now CID has said that over 120 sq ft, the landowner must have a permit –

Common land – Hiking and Equestrian Use

Off road vehicles – this is more of a verbal thing and needs to be addressed.

The Policy and Procedure Manual should not be put on the web site; it is what the Board follows.

Landowner Input

Eileen offered to help Linda with Rules and Regulations. Linda said that if she and MJ want to go through newsletters to look for wording on the above subjects, she would appreciate it.

Steve W thanked the landowners for attending the meeting.

Charley made a motion to adjourn, Shirl seconded, approved and meeting was adjourned at 10:22 am.