

**TRLA Board Meeting Minutes
TCC Ranch House
October 15, 2022**

Pledge Of Allegiance – Ms. Armijo led the pledge.

Call To Order – 10:01 a.m.

Landowners Present: Duke Armijo, Trish Anderson, Pam & Rick Antosh, Sharon Axtell, Rosemary Carlson, Carren Kangas, Melissa Lane, Killarney Martinez, Danny Montoya, Don Parry, Andy Ramm, Darlene Thomas, David Waters, Nancy Wills, Jon Westdal

Board Members Present: Maryann Armijo, Linda Pedersen, Steve Stevens, Judi Murphy, Julie Farrell, Joe Martinez, and Steven Wills

Agenda Additions / Deletions – Accepted as presented.

Approval of Minutes from Sept. 17, 2022 – Mr. Wills made a motion to approve the minutes as presented, Ms. Farrell seconded, and the motion passed.

Treasurers Report – Mr. Stevens reviewed the financials for September. Ms. Murphy made a motion to approve the financials, Mr. Martinez seconded the motion and the financials for September 2022 were approved.

ICOME

Assessment fees collected current month	\$ 5,149.21
Assessment fees collected YTD	\$ 125,436.25
Assessment fees outstanding	49,729.37

EXPENSES

September Expenses	\$36,812.30
YTD Expenses	\$61,643.82

Wells Fargo - Deposit	173,154.24
Wells Fargo - Checking	14,757.99
Wells Fargo - Well Contingence Fund	6,525.32
Wells Fargo - Road RepairContingency fur	44,919.58
	239,357.13

Prior Outstanding Dues 4,425.35

Committee Reports:

- Commons Report – Mr. Wills presented the commons report.
 - Changed water filter in bathhouse
 - Turned on furnace in bathhouse
 - Will order propane Monday

- Communications Report – Ms. Farrell presented the report noting the following.
 - Water usage 504 gallons per day
 - Front page of TRLA webpage cleaned up
 - Posted to the website:
 - September 2022 Minutes
 - EOY Report
 - September Financials
 - October Agenda
 - Date for next meeting: February 18, 2023

- Fire Department Report – Ms. Farrell presented the following
 - TRLA fire fighters trained with the El Morro department so that in case of emergency they are familiar with both departments' trucks.
 - Officers for the department have been submitted
 - Carbon monoxide poisoning training will be held the last Thursday of October at the Fire Station at 7:00 p.m.

- Liens and Foreclosures Report – Ms. Pedersen reviewed the following statistics
 - LIENS RECORDED SINCE 9.22.22: 1
 - LIENS RELEASED SINCE 9.22.22: 2
 - TOTAL LOTS THAT REMAIN LIENED: 2
 - TOTAL LOTS RELEASE OF LIEN IN PROCESS: 1
 - DEMAND LETTERS/COMMUNICATION SENT: 0
 - WARNING LETTERS SENT OF LOTS OWING \$516.37 THAT PAID: 4 OF 6
 - TOTAL LOTS IN ARREARS > \$500: 7
 - TOTAL LOTS IN ARREARS > \$300 < \$500: 5
 - TOTAL LOTS IN ARREARS >230<300: 107

- Roads Report – Mr. Martinez provided the review of the Committee work as follows:
 - Work Completed
 - McKinley Co. Graded 1st mile & firehouse to Box S entrance
 - 9/19 Cibola started grading Rd took week and ½, 9/28
 - Gravel delivered to Monte Vista, 3 tandem loads
 - Gravel delivered to Elk turnaround & Ranch house, 1 load
 - Gravel spread on Monte Vista & Elk turnarounds & Ranch house parking lot.
 - Gravel delivery and spread 2 belly dumps to Cliffside turnaround
 - Gravel delivery and spread 4 belly dumps to Foxtail Ct
 - Drag Quail Rd for road prep
 - Dragged Lakeview to gate
 - Drag & prep Blackbear for gravel
 - 21 belly dump loads for Blackbear delivered and spread 10-13 & 10-14
 - Ramah/Navajo to grade BIA mid Oct
 - Equipment
 - Prepping chains for equipment
 - Caution light on Kubota tractor needs replaced, purchased new
 - Truck-dump bed repaired, repair gaskets on auxiliary tank
 - Ongoing Work
 - Order more gravel through Oct. for continued side road maintenance

- A meeting is still anticipated with McKinley County, Cibola County and Ramah Navajo regarding the portion of the road know as BIA.
- Architecture/Maintenance Reports & CC&R Report – Mr. Wills shared the Committees statistics of work accomplished as follows:
 - Approved 1 Residence
 - Approved 1 Garage
 - Closed Six CC&R's
 - Three CC&R's pending

Old Business

- Policy on Commons Land and Trail System
Ms. Farrell briefed the landowners on the draft proposal for the policy on the use of the Commons trail system.
 - The paths will be 3 ft wide; this will accommodate equestrian needs who will have the right-of-way on the paths.
 - Leashed dogs will be allowed on the trails.
 - Trails will not be wheelchair accessible
 - No powered machines allowed, bikes, 4x4s, etc.
 - Signs will be posted to identify users retain all liability for use.
 - Markers will be posted through the trails to assist users to identify location in case of emergency
 - No alcoholic beverages permitted, no campfires, no smoking on trails
 The proposal will be posted to the TRLA website for Landowners review and input. After a 10-day review period, the requested updates, changes, and input will be considered by the ad hoc committee and reported to the Board for consideration.
- Update on Road signs – Mr. Martinez identified that the road signs that will be posted along Timberlake Road have had spelling of roads verified, have been ordered and are anticipated to be installed at the end of November. Signs under this initiative include only those along Timberlake Road.

New Business:

- Board agreement with Cowboy Church for winter months
The Board reviewed a request for Cowboy Church to continue in the Ranch house November through April. There will be no water in the Ranch house during these months, a porta-potty will be brought in by the Church for parishioners use and the Church will make a \$20 per month donation that will go towards the propane expense for use of the Rock Room. Mr. Stevens made a motion to approve this proposal, Ms. Farrell seconded, and the motion passed.

Landowners Comments and Questions:

- Will the road signs to be installed indicate East and West for the side roads? They will not. Discussion ensued regarding potential of signs for roads owned by TRLA and the

need for additional signage to indicate direction to allow ease of deliveries and visitors to identify which direction they are going.

- A new door for the Craft room is needed will this be replaced? Mr. Wills will replace the door.
- The culvert on the BIA road needing repair was discussed, along with the need to bring that section of the road up to grade. As was stated earlier in the meeting a meeting with the Counties and Ramah Navajo is being pursued to identify ownership. Once this is established the upgrades will be requested. Mr. Parry indicated that he would review the reported areas and make minor repairs as needed.

Adjourn – Ms. Murphy made the motion to adjourn, Mr. Wills seconded, and the meeting was adjourned at 10:38 a.m.