

**TRLA QUARTERLY BOARD MEETING  
TCC RANCH HOUSE 10 AM  
FEBRUARY 16, 2008**

**ATTENDANCE:** Board members Jerry Toellner, Eileen Domer, Ted Rodda and Linda Pedersen. Excused absence: Anne Gilpin, Gary Blum and Duane Barbano. Six landowners present.

Linda Pedersen, President, called the meeting to order at 10am.

Quorum established.

Eileen Domer, acting secretary, read the minutes from October 27, 2007. One correction made to roads report. Ted moved to accept the minutes as corrected. Jerry seconded. Minutes approved as corrected.

**Treasurer's Report:**

Eileen Domer presented the following:

In January 2008 TRLA collected \$3,615.63 for previous years assessment fees and \$23,115.30 for the current year. Donations: \$9 and finance charges \$300. Total income: \$27,039.93.

Total expenses: \$8,354.00. The major expenses this past month were the purchase of a used snowplow and retrofitting it along with previous grader tire chains to the grader (\$4320).

**Roads Report:**

Jerry Toellner reported the following:

- Only spot graveling has been done.
- Fragmenting culvert removed between Copperweed and Buttonwood on Timberlake Road as causing flat tires.
- David Skinner and Jerry will be working with Cibola County to a) install culverts by Sunflower and Copperweed b) install more culverts on the flats along with raising the height of the road and c) have Timberlake Road between cattle guard and Fire Station dedicated into their maintenance program.
- Snow removal was performed 5 times since plow was put on grader.
- New set of chains for grader would have cost \$1600 so old ones were revamped for a cost of \$302.
- Grader has leaking fuel pump and needs a new hydraulic turntable motor. Dealership is aware of the problems. Grader is still covered under warranty. New

starter was installed and the heater fixed. Grader will start on rutted roads after the ground dries.

- We have gotten BIA approval to help with their road maintenance.
- Need turnaround areas on some of the narrow roads for TRLA equipment and Emergency vehicles. Quail, Bluebird and Fox were just a few mentioned. This will be coordinated with Andy Wilson, Fire Chief.

Jerry thanked Ted Rodda and Danny Montoya for helping with snowplowing.

### **Architectural and Maintenance Committee Report:**

Ted reported the following:

- The north gate to the lake needs attention because of a misalignment problem. Both gates will be modified to allow adjustment should it be needed in the future. The work will be done when the weather permits.
- The A/C Committee has complied with TRLA's Policy and Procedures by sending the required three letters to three lot owners that have CC&R violations against their lots.
- TRLA's lawyer has sent letters to two of the three lot owners and has had a response from one lot owner. This lot owner asked for more time to comply and lawyer advised that they need to work that out with this committee. We are to notify our lawyer as to the time frame we work out. The third lot will probably be referred to the lawyer in an attempt to resolve the violation.

### **Commons Report:**

Ted and Eileen reported the following:

One of the toilets will be replaced. Estimates have been under \$100. Volunteer labor will be used. The fans will also be replaced. Custom plastic for bottom of showers is too costly and looking at finding discontinued tile. Landowner will investigate place in Phoenix that has salvaged fixtures for the Board.

### **CCR Revision Committee Report:**

Linda reported that the committee is working on the Draft 2 to be presented to landowners some time in April for more feedback after revisions have been made following responses to Draft 1 that was given to all landowners the beginning of December 2007.

### **Legal Updates:**

Linda reported the following:

- There were two landowners whose properties were submitted to the lawyer for foreclosure as back assessment dues were over \$1000. One has settled with

TRLA and the other is still in process. The court has issued Default Judgment and Decree of Foreclosure in favor of TRLA.

- TRLA has been named in a new lawsuit filed by William Stripp. “Senior” attorney Mark Acuna of Cassutt, Hays and Friedman will be representing TRLA. The Board does not want to say anything more at this time.

### **OLD BUSINESS:**

1. Replacing Locks and Keys:

Discussion: Over the last 15-17 years over 700 keys have been issued to TRLA landowners and Woodland Lakes landowners. Many properties have changed hands and old keys were not given to the new landowners or returned to TRLA. We have no idea how many keys are in the hands of nonlandowners. Keys should only be a right and privilege of Members in Good Standing. The cost of the new system will be \$1800 including an initial 200 keys and can be changed cheaply at intervals determined by the Board.

Ted moved that we go ahead with the system. Jerry seconded. Motion passed.

The Board will need to meet and have a work session to figure out the logistics of communication with TRLA landowners and Woodland Lakes landowners to smoothly swap out the old keys with new ones, what the cost will be, etc. Details will be worked out by the Annual Mtg. in May.

### **NEW BUSINESS:**

1. Signs for north and south lake gates:

Linda presented estimate from Dynamic Signs & Design in Gallup for two signs to be placed at each entrance to the lake. All the other signs and posters will be removed and significantly clean up the cluttered signage. The estimate was \$103.38 for 2 (2’X3’) painted metal signs.

Ted moved that we purchase the signs. Jerry seconded. Motion was amended that the size of the signs be increased to 3’X3’ and that the NM statutes printed on current signs be added if it is still pertinent to lake access. Amended motion carried.

2. Meeting with Cibola County Chief Appraiser.

Eileen and Linda met with Sandy Ortiz to review 2007 appraised property valuations of vacant common land. Cibola County increased the property valuations anywhere from 6,000-20,000% over 2006. There are 119.42 acres vacant common area and 214 acres with the TCC Ranch House. Law dictates that the county can only raise properties with residential buildings 3% a year. Protest forms were acquired and TRLA Board will file these after the April Cibola property valuations arrive. After the protest is filed, the County can agree or disagree. If they disagree with the protest, it then goes before a

Protest Board. TRLA contends that the common land does not have a comparable market value to private land as it is owned by a non-profit corporation and cannot be sold.

### **Landowner Input**

1. Andy Wilson (Fire Chief) asked that a Cliffside Drive sign be placed below Deer Run West in order for emergency vehicles to find the correct location. Board will make sure this is accomplished. He also announced that the Volunteer Fire Dept will be burning the brush pile today.
2. Landowner addressed concerns that more landowners will be potentially using the water from the Ranch House well instead of drilling their own wells and that the Board should take a more proactive stance as who will pay for replacing the pump or a worse case scenario of possibly having to drill another well.  
Discussion: The Board will look into (1) the maximum amount of water that can be taken from the well according to the Zuni Water Litigation (2) placing a meter on the well to monitor its use (3) have landowners who use the well pay for metered water and creating a well fund (4) legal input as to what TRLA can and cannot do as far as a non-profit corporation and use of Commons and (5) the water has been not tested for potability since 2003.

Meeting adjourned at 11:30.

Eileen Domer, Acting Secretary