

TRLA Board of Directors Quarterly Meeting Minutes; October 27, 2007

Prepared by Anne Gilpin

Meeting was called to order at 10:00 AM. In attendance: Linda Pederson, President; Ted Rodda, Vice President; Anne Gilpin, Secretary; Eileen Domer, Treasurer; Duane Barbano, Director; Jerry Toellner, Director. A quorum was established.

(There remains one vacancy on the Board)

Two Landowner/Members, David Skinner and Bill Wolford were also present.

September Minutes:

Minutes from September Meeting were read by Anne. Duane moved to approve the minutes, Ted seconded. Motion passed unanimously.

Treasurer's Report:

Eileen presented Treasurer's Report. Total YTD (July through September 2007) expenses were \$45,582.57. A copy of detail spreadsheet is available. Duane moved to approve Treasurer's Report. Ted seconded. Motion passed unanimously.

Roads:

Jerry has begun cleaning out ditches on Sunflower and Buttonwood. He inquired from Bill Wolford (Volunteer Firefighter) whether the VFD could shoot water through the culvert at Sagebrush and Fox to clean it out. Bill thought so, will mention to Andy Wilson- Fire Chief.

Jerry will check on price and purchase of a snowplow blade for the grader. There is one for sale in Thoreau, and he'll examine it and report back to Board.

He questioned how much of a buffer between the enclosing fence and the fuel containment tank will be needed. He'd like to fill that buffer area with cinders.

Reporting on grader repair issues, everything but the heater is currently working. Jerry is concerned that Tom Growney chose to not replace the motor turntable. They maintain they will stand behind their warranty. Jerry will get with Anne, and they'll compile a list of current concerns as well as an expected timetable for resolution.

Regarding gravel, Jerry reported that more roads will need stone laid before winter sets in.

Eileen questioned if she could purchase part of a truck load of gravel when Jerry orders it for Timberlake. Jerry replied it would not be possible for several reasons. He suggested she order separately through another source.

Century Tel will locate telephone line before Jerry can trench, in order to drain area along part of Timberlake Rd. Correction made after publishing in the Timberlake Times and before approval of minutes at next public Board Mtg in 2008.

County Road Maintenance Issues- Brief presentation by David Skinner

David has begun dialogue with both Cibola County and the BIA regarding improved maintenance on the spans of Timberlake Road which are included in their respective jurisdictions. Anna Pino, representing BIA, requested a draft of a proposed agreement stating what Timberlake requests and/or agrees to deliver in exchange for agreement from the BIA. The initial step when negotiating with Cibola County would require securing approval from the County Board of Directors. David will contact Dave Acosta regarding assistance and support to schedule a meeting with that County Board. David Skinner cited an immediate need is the rebuilding of one span of the road which is located within Cibola County.

In addition, Harriet Lawrence will commandeer efforts to determine what would be required to have Timberlake Road reclassified from Recreational to Residential. David acknowledged that,

worst case, this could result in increased taxes and no improved maintenance and upkeep of Timberlake Road. However, at this point we do not know. We are only beginning to explore what would be included, and what would or would not be obligatory if such an upgrade were implemented. The reclassification action would include McKinley County in addition to the other 2 entities.

Architectural and Maintenance:

Ted Rodda reported that a request for design approval for a site on Cedar has been submitted. He's sending a second letter to a lot owner who has a shed on his lot, with no permanent residential structure. He has already sent 2 violation notices to another lot owner who has requested permission to be given special consideration because of personal circumstances (physically handicapped). A third lot remains in violation. Ted will follow up by contacting the owner and requesting from her and defining a schedule of items required to be completed in order to reach final compliance status.

Commons: The Bath House will be closed on Nov 1st.

Duane will assist Ted in adding bars to both gates to prevent ATV's from gaining access to lake areas.

Timberlake Volunteers and Board members will continue to work on upgrades around the Ranch. The Commons Committee will compile a list of needs and materials associated with the various projects.

Trenching (2 feet deep) for electrical line has not yet been planned. Jerry believes our equipment can dig the trench.

Other issues:

Heating in bathhouse and fireplace room: costs have risen sharply. (Propane tanks are leased, and per unit gas cost is higher than other suppliers charge.) Eileen proposed we consider replacing the heaters with electric space heaters. Another suggestion was made that perhaps water heaters in the bathhouse could be replaced with a more efficient arrangement, (water heated on an "on demand" basis, rather than constantly maintaining temperature). Anne will talk to plumber acquaintance of hers as to whether such a setup would be practical and cost effective (for bath house).

Linda announced that the second meeting related to passage of revised Bylaws will have the 30% participation required for passage. Anne questioned the legality of using the same ballots from the prior election for the subsequent one. Linda responded that it is definitely proper and legal to assign the originally sent ballots to the second election results. Members had been given the opportunity to rescind their votes for the second election if they wanted to do so.

Linda announced that the CC&R's (proposed with revisions) will be mailed to the general membership during November.

Newsletter: Duane will distribute a sixth newsletter in November. He requested permission to purchase a software license to utilize conversion software file from the PDF program. Cost depends on length of license; *between \$29.95/year for one year to \$14.35/year for 3 year agreement.*

Anne moved to approve 3 year purchase if license can be transferred to another assignee in event Duane discontinues his participation in the newsletter, and another Board Member or Landowner assumes it. If ownership cannot be transferred, she moved we purchase rights for one year. Eileen seconded. Vote was unanimous.

Website Update: Anne reported that Website is finally public and available. There were additional problems when the Web Developer sent out usernames and passwords garbled in HTML format.

The developer had failed to proof read the setup prior to distribution! Anne advised them, and they proceeded to correct the mailing prior to when she went on vacation. Another problem arose in the way Intra-site messaging was set up. It was removed as an interim fix, at least until Anne returned from vacation. Anne believes it will not hurt anything to remove this section permanently. The Board agreed that intra-site messaging will be permanently deleted.

Legal updates: Linda said we are awaiting payment from Cassutt and Hays for the Mitchell settlement. Eileen will advise her

Audit Results: Eileen reported that the required audit of financial records by a CPA is complete. The year reviewed (2005-2006), TRLA would have been “in the red”, had we not sold the lots we’d possessed as a result of foreclosure action. During that fiscal year \$1524.00 more was spent than we took in. Since we will not have income from foreclosed properties in most future years, this is another justification for evaluating the need for dues increases by future Boards. Eileen will e-mail printed copies of the results to each Board Member, as well as to David Skinner-past President, for their review and approval.

Sign Kit: Dan St Charles will keep kit in his possession for present time, since he is making all the signs. Board is in agreement.

Brush Pile: Brief discussion followed. One landowner has suggested coming up with “Brush Pile etiquette” printed summary to be posted at various sites around ranch and near brush pile.

New Business:

Linda requested TRLA Board formally sanction and offer support (as we are able) to Timberlake Volunteers. Board agreed unanimously, as long as requests are put before the Board and approved.

Meeting adjourned at 12 noon.

Respectfully submitted; Anne E. Gilpin, Secretary, TRLA