

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



2023/2024 Fiscal Year Report

Board of Directors

Mary Ann Armijo

Julie Farrell

Joe Martinez

Judi McClelland-Murphy

Steve Stevens

Linda Pedersen

Steve Wills

TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, present/past Board members, volunteers – fathers, mothers, husbands and wives. Some helped build, construct, cultivate, organize – others were present to support and encourage. They all in some way left a mark in Timberlake and we are committed to their memory.



BILL WOLFORD



BARB KELLY



NANCY RAMM



D'VORAH CURTIS



DEMOGRAPHICS OF TIMBERLAKE RANCH AND LANDOWNERS

Timberlake Ranch community covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1-10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

Number of Lots according to Subdivision:

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

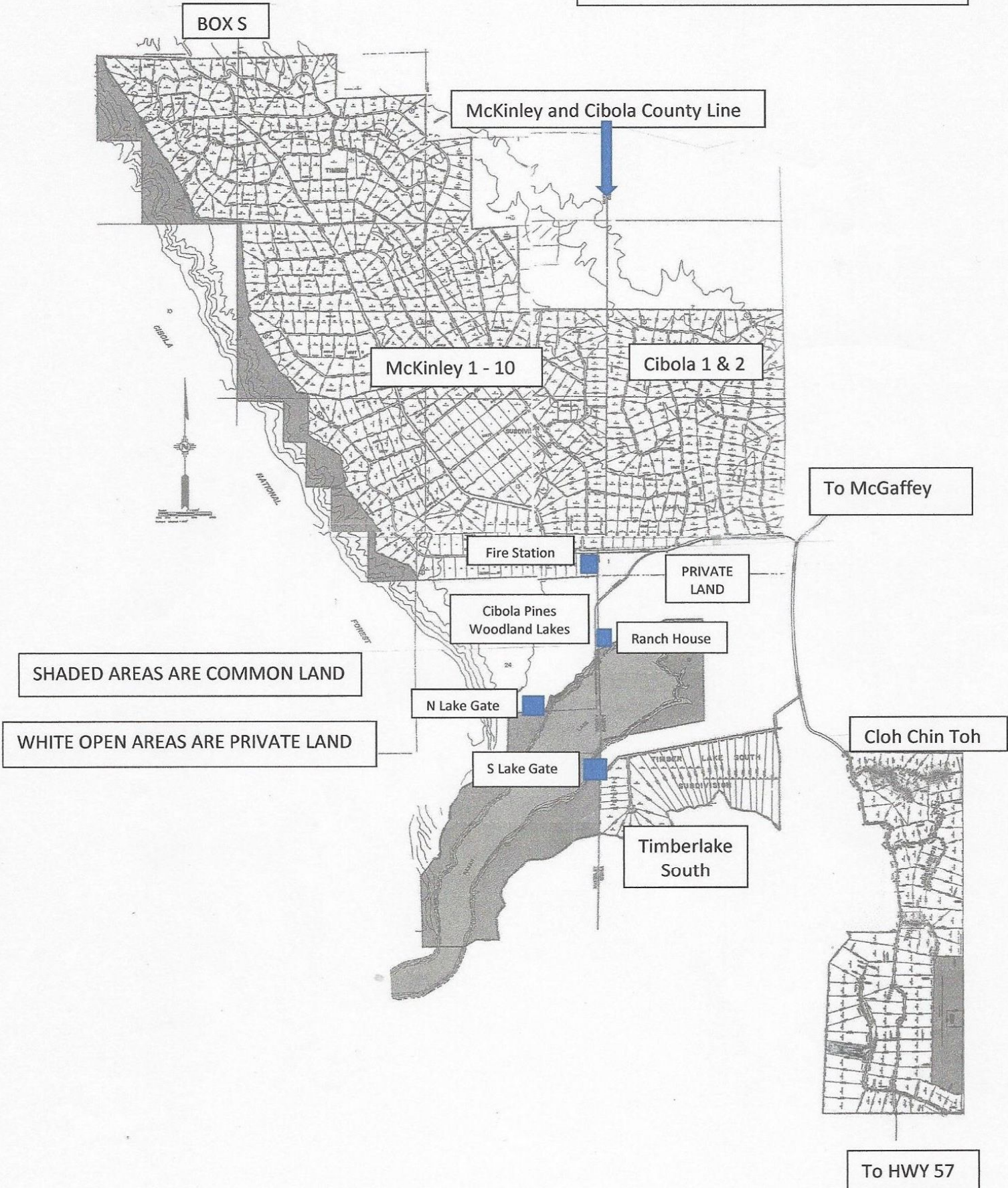
Unit 10: 27

TRLA Common Land: There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100' narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 912 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west

As of May 2024, Timberlake landowners (570) reside in 32 states and two foreign countries (England and Switzerland.) The top three states landowners come from are New Mexico (45%) Arizona (31%) CA (8%).

	2007-2008	2019-2020	2020-2021	2022-2023	2023-2024
Full Time	65	82	77	88	89
Part Time	10	18	21	30	27
Recreational	48	64	62	56	61
Vacant	3	5	2	1	1
Rentals		4	4	1	0
Under Construction	6	5	7	8	7
To Be Constructed in 2021			5		
TOTAL	126	173	175	184	185

**TIMBERLAKE RANCH
LANDOWNERS ASSOCIATION**



Board of Directors Report



- Ranch House Common Area Security Camera System installed. September/October 2024
 - Security Camera Policy Adopted 12.2.23
 - Camera System made available to all Members in Good Standing 4.11.24
 - Trail System continued progress through the summer of 2023. 1.5 miles from Cedar Trailhead, past Yucca and all the way to Cottonwood trailhead.
 - Rules and Regulations of Common Areas Policy Adopted 8.2023
 - Continuation of Fire Mitigation of 10 acres Common Land will be in October 2024 for the FY 2023/2024. Fall work is better as minimizes attraction of Bark Beetles vs their heightened activity in spring.
- Blast Email Group Set Up (500 landowners) for increased dissemination of information at no cost.
 - Landowner Survey sent with 153 responses. Posted to trnews.info 3.17.24
 - Timberlake Ranch Landowners' Fact sheet sent to Realtors and incorporated into Welcome Packets 3.30.24 Revised 4.20.24

Projects in Discussion a/o Underway:

- Updating/Replacing Ranch House area lighting to comply with NM Night Sky Protection Act as well as increase the lighting for Security Camera System.
- Abatement of rust and repainting wrought iron at stone gate entrance to Timberlake Ranch.
- A roster of individuals/businesses for landowners when looking for assistance with certain services needed.
- Stop/restore the west side of Ranch House board/batten siding & window trim deterioration.
- Replace Bath House men's side interior door that was vandalized.

Commons Report 2023//2024

During the past year the following has been accomplished:

- Closed Ranch House & Bathhouse mid-November
- Repaired Bathhouse back door.
- Moved various power tools donated by Roger Irwin into Equipment building.
- Repaired kitchen screen door.
- Cleaned / organized well / storage room.
- Repaired Ranch House entrance screen door.
- Repaired Bath House Bulletin Board.
- Repaired Bath House back door.
- Pressure washed Ranch House walls.
- Prepped fence for painting.
- Finalized camera locations and BOM.
- Conduit installed across parking area between Ranch House and Equipment Shed for camera install.
- Finished signs on West side of Timberlake.
- Camera system completed.
- Opened ranch house on March 27, 2024.
- Had bathhouse propane tank filled.
- Repaired main water valve in bathhouse.
- Repaired cold water valve in men's shower.
- Opened bathhouse on April 4, 2024.
- Camera system updated for landowner use.



Communications Report

Website:

It is the Boards hope that the website is a useful tool when looking for information about the ranch. For example, Burn / No Burn Bans restrictions, sighting of wildlife, Board Members info. Meeting dates, CC&Rs and Bylaws, posting of minutes after they are approved, financials, different forms that might be needed. The Timberlake Times newsletter, maps of the ranch, Volunteer info.

Timberlake Times Newsletter:

The Timberlake Times has been a valuable source of information for many years, offering news, information, history and entertainment. Going through the past issues of the newsletter paints a clear picture of our history, progress, and the people who live here. Ideas for content, photos, and questions are encouraged.

Timberlake and Rosie Alerts:

Timberlake and Rosie alerts, along with Fire Department updates are important to Timberlake residents. Lost and found pets, Bears, and Mt. Lion alerts. Landowners who wish to be included in this system should contact Linda Pedersen.



Neighborhood Watch Alerts:

When you see something say something. And always call 911 when you need the FD. We are station #55 when you reach metro dispatch.

It has been my pleasure to serve on this board for 3 years. It is time for me to focus on the FD and keep it ready to go on fire calls and emergencies.

Julie Farrell, Captain #55

Architectural and Maintenance Report

Architectural Request Approvals

- 9 Sheds
- 2 Garage
- 1 Green House
- 5 Residences
- None

Architectural Requests in Review

Closed CC&R 2023/2024 Summary

- Shiny, reflective roof 9
- Building in setbacks 4
- RV on lot too long 3
- Property marker removed 3
- Vacated realtor signs 3
- Camping in shed 1
- Heavy equipment on empty lot 1
- Building material on empty lot 1

Pending CC&R 2023/2024

- White propane tank 43 – on hold pending CC&R update
- RV on lot too long 1 **CLOSED 5.10.24**
- Building material on empty lot 1

Roads Report

The TRLA roads committee consists of Chairman/Director Joe Martinez and volunteers Don Parry, Tom Abbott and part time Ranch hand Jack Mansberger. Responsibilities include grading, dragging, and snow plowing 38 miles of TRLA side roads. Cibola and Mckinley County are responsible for the majority of Timberlake Road. Thank you, roads committee, for maintaining, graveling, and especially snow plowing the Associations Roads for the fiscal year 2023-2024.

Fiscal year July 2023 through April 2024 for road general expenditures are as follows. (Please refer to financial statements for specifics.)

- Gravel \$46,555.33 (1,687 tons of road base gravel)
- Fuel \$3,947.00 Red diesel and gasoline.
- Equipment Maintenance/repair \$7,852.52.
- Maintenance Roads \$1,907.50
- Employee Wages \$3,365.00

Road base course gravel was spread on multiple roads throughout the 38 miles of TRLA roads.

Approximately 20 to 30 more Belly dump truck loads will be purchased for 23/24 fiscal year.

For the 2024 season the roads committee is gearing up for the following.

- a. Inspect, grade and drag all 38 miles of TRLA side roads.
- b. Prioritize roads and repair all that were damaged by multiple wet snowstorms and runoff from winter months.
- c. Purchase Road base gravel and spread/distribute on inner roads throughout the ranch.
- d. Repair and do maintenance on all snowplow equipment for this coming winter.
- e. Continue to work with Cibola County on their chip seal project of Timberlake Road, which has already begun. PLEASE follow their flagmen instructions.
- f. Continue to keep a good working relationship with Cibola and Mckinley County about their portion of Timberlake Road.

Treasurer's Report

April 30, 2024		Actual	Budget	Difference
INFLOWS				
5009	Assessment Fees 170,890	170,660.00	170,890.00	(230.00)
	Previous Yr			
	Current Yr			
5011	Assessment fee Woodland	1,380.00		1,380.00
5915	Key Income	93.21		93.21
5920	Donations	65.00		65.00
5930	Finance Charges	3,114.71		<u>3,114.71</u>
TOTAL INFLOWS		175,312.92	170,890.00	4,422.92
OUTFLOWS				
Board				
6050	Annual Meeting	-	500.00	(500.00)
6103	Insurance-Directors & Officers	6,135.89	6,500.00	(364.11)
6140	Office Supplies & Exp	1,806.30	500.00	1,306.30
6160	Postage	32.15	1,000.00	(967.85)
6215	Subscriptions and Dues	-	11.00	(11.00)
6290	Mileage - Board Members	-		=
TOTAL			8,511.00	(536.66)
Communications				
6130	Newsletter	200.00	200.00	-
6170	Website	300.00	<u>600.00</u>	<u>(300.00)</u>
TOTAL			800.00	(300.00)
Financial				
6010	Accounting	11,102.65	13,000.00	(1,897.35)

	6020	Audit	-	-	-
	6030	Bad Debts	-	1,600.00	(1,600.00)
	6250	Taxes - Real Estate	2,524.60	2,500.00	24.60
	6260	Taxes - Income	108.00	<u>500.00</u>	<u>(392.00)</u>
Legal	TOTAL			17,600.00	(3,864.75)
	6110	Legal	484.68		484.68
	6110.01	Legal - Casutt	2,296.26	3,500.00	(1,203.74)
	6111	Lien & Notary Fees	(321.00)	<u>1,000.00</u>	<u>(1,321.00)</u>
	TOTAL			4,500.00	(2,040.06)
RANCH OPERATIONS					
Insurance					
	6090	Insurance - Workers Comp	618.00	1,600.00	(982.00)
	6100	Insurance - Liability & Bond	17,286.00	<u>16,000.00</u>	<u>1,286.00</u>
	TOTAL			17,600.00	304.00
Employee Wages & Taxes					
	6310	Wages			
	6310.01	Grader Time	-	250.00	(250.00)
	6310.02	Brushhog Time	-		-
	6310.03	Snowplow	850.00	3,000.00	(2,150.00)
	6310.04	Supervisor	-		-
	6310.06	Sanitation & Janitorial	25.00		25.00
	6310.07	Ranch Hand	2,420.72	4,000.00	(1,579.28)
	6310.08	Dump Truck Maintenance	-		-
	6310.09	F550 Truck Maint.	-	100.00	(100.00)
	6310.1	Grader Maintenance	-	100.00	(100.00)
	6310.11	Kubota Maintenance	-	100.00	(100.00)

Taxes					-
	6220	Taxes - FICA	252.13	600.00	(347.87)
	6230	Taxes - Federal Unemployment	19.75	60.00	(40.25)
	6240	Taxes - State Unemployment	10.86	40.00	(29.14)
	6300	Mileage - Foreman & Employees	-	=	=
	TOTAL			8,250.00	(4,671.54)
Buildings & Commons					
	6150	Operating Supplies	8.65	75.00	(66.35)
	6180	Commons	-		-
	6180.01	Ranch House	4,242.23	4,000.00	242.23
	6180.02	Bath House	266.75	500.00	(233.25)
	6180.03	Janitorial Cleaning	2,822.50	3,000.00	
	6180.06	Building Equipment / Electrical	4,197.74	500.00	3,697.74
	6181	Land Maintenance & Repairs	1,225.15	1,500.00	(274.85)
	6181.01	Forest Fire Mitgation	(9,709.43)	5,000.00	(14,709.43)
	6200	Janitorial Supplies	-	<u>200.00</u>	<u>(200.00)</u>
	TOTAL			14,775.00	(11,543.91)
Equipment Maint. & Repairs					
	6070.01	Dump Truck	-		-
	6070.02	Grader	4,144.17	2,000.00	2,144.17
	6070.03	Pick Up	2,291.65	3,000.00	(708.35)
	6070.04	Tractor	-		-
	6070.05	Other	202.48	200.00	2.48
	6070.06	Kubota	1,687.76	<u>4,500.00</u>	<u>(2,812.24)</u>
	TOTAL			9,700.00	(1,373.94)
FUEL					

	6311.01	Gasoline	640.47	1,300.00	(659.53)
	6311.02	Dyed Diesel	1,379.19	5,000.00	(3,620.81)
	6312.01	Oil & Grease	159.01	<u>200.00</u>	<u>(40.99)</u>
	TOTAL			6,500.00	(4,321.33)
ROADS					
	6190.01	Gravel	46,554.93	90,000.00	(43,445.07)
	6190.02	Road Maintenance & Repairs	1,907.50	20,000.00	(18,092.50)
	TOTAL			110,000.00	(61,537.57)
UTILITIES					
	6270	Telephone	496.63	600.00	(103.37)
	6280	Electric & Propane	2,055.17	2,500.00	(444.83)
6285		Internet	-		=
	TOTAL			3,100.00	(548.20)
NOTES PAYABLE					
	1110		-		
	6105	Interest Expense	-		
	TOTAL				
Total Outflows			110,724.54	201,336.00	(90,433.96)



LIENS AND FORECLOSURES

Starting the fiscal year 2023/2024

As of May 15, 2024

12 Liens Filed

4 Liens Release

> 80 letters, emails and phone calls were done letting landowners know that they are reaching or are at 345.00 dollars and a lien will be filed.



And finally, the Board of Directors would like to thank the many volunteers and contributors who make this such a great place to live and play.

**Abbott, Tom and Kandy
Anderson, Trish & Beissel, Frank
Antosh, Rick and Pam
Armijo, Duke and Mary Ann
Aubuchon, Wade and Melinda
Brooks, Greg
Carlson, Rose
Daek, Lui, Gaya
Duncan, Barb & Librarians Melanie,
Melissa, Lori , Carolyn and Carren
Ellett, Karen and John
Everhardt, Marilyn
Farrell, Julie and Rick
Hardison, John
Henderson, Mike and Shirl
Jackson, Wally
Kangas, Bill and Carren
Lane, Melissa
Mansperger, Pam
Mansperger, Jack
Martinez, Joe and Killarney
Montoya, Danny/Pedersen, Linda
Parry, Don and Joleen
Steve Railsback
Ramm, Wayne and Nancy
Ramm, Andy and Diana
Schali, Ron and Rachel
Stevens, Barb and Steve
Wills, Steve and Nancy**



Timberlake Volunteer Fire Department

**Andy Wilson, Chief/FF/EMT-B
Billy Sanders, Asst. Chief/FF-EMT-B
Julie Farrell, Capt./FF-EMT-B
Wade Aubuchon, Capt./FF
Mike Broderick, Lieut./ FF
Kathy Waller FF
Lesley Barbour FF
Cheri Sanders FF
Rick Farrell FF
Dale Waller FF
Trish Anderson FF
Frank Beissel FF
Melinda Aubuchon FF
Rick Farrell FF
Jim Craig FF
Sheila Craig**

