

**ANNUAL MEETING  
TIMBERLAKE COMMUNITY CENTER  
MAY 27, 2017**

AGENDA

9:30 – 10:30 AM                      Registration

10:30 AM                              Call to Order – Meeting was called to order  
by President Steve Wills at 10:39 AM

Establishment of Quorum – President Wills ascertained if a quorum was reached by Shirl Henderson who worked registration.

Introduction was made of the current board: Steve Wills, President; Don Parry, Vice President; Steve Stevens, Treasurer; Sharon Axtell, Secretary; Charley Haverstick, Commons; Linda Shoppe, Liens and Foreclosures; Kevin Farmer, Director.

Keys – Steve said that the news was bad about the new keys. They had been ordered but were the wrong cut. He apologized for the inconvenience but shared that all the gates are unlocked and the locks on the bath house are taped for this weekend. The new keys should be here on Wednesday, May 31. If you need a new key, please get the form from Steve today or get one off of the web site, fill it out and return it to Steve. He will be happy to meet you at the Ranch House to exchange the keys.

New Building – will be called the Equipment Building. Purchasing this building puts our capitol in better shape and it meets our financial and equipment needs. All the Ranch's equipment is already in the building, so please take a look.

BIA Road Section – Steve asked everyone that had not signed a letter to send to the legislatures and senators, to do so before they leave today. Maybe this will help to get this problem noticed.

Steve Wills shared with the members that Linda Shoppe was leaving the Board and presented her with a plaque recognizing her for her dedication to her position and to Timberlake Ranch. Linda thanked the Board and the landowners.

Steve Wills also thanked Herb Gray for his volunteer work painting the roof of the Ranch house, which will give it another 5 years before needing to be replaced and painting the doors of the new Equipment Building. Steve presented him with a plaque.

Volunteer Fire Department – Steve introduced Julie Farrell. She shared that the department is going to get a new 2-bay building, a new engine that holds 1000 gallons of water. These new additions should drop the ISO rating which will help on insurance rates. She will let everyone know when all of this happens. The new engine is being paid for by the State Fire Department, this is not out of the dues.

This is fire season and the department will be checking for camp fires and trash cannot be burned at any time. Also, no fireworks. If you smell or see smoke, call 911 they will dispatch Julie. Call Gallup 911 and let them know you are in McKinley County and Timberlake Ranch. You have to ask for Gallup when you call 911.

Bill Wolford was introduced and he reinforced calling 911. You can also call him.

There are two air evac companies available for all landowners. Eagle Air Med and PHI. These helicopters will land by the fire department. Julie will get the information to Sharon Axtell to be put up on the web.

A landowner requested that the fire department put up a notice when there is a controlled burn.

Julie shared volunteers are needed and that applications for joining the Volunteer Fire Department are on the web. If you are interested, please contact Julie.

Bill shared that the EMT will make the call to air evac or wait for the ambulance. If it is air evac, they will take you to the Fire Station for the helicopter to pick up.

Steve shared that he had just heard that Barb Kelley had been taken to the hospital and he asked for prayers for her.

Treasurer's Report – Steve Stevens shared that as of April 31, 2017, the income was \$2,279.28, Expenses were \$3099.56. Mary Ray, our accountant, moved the cost of the new building \$55,789.40 to account #1107 Pavillion and the Zetor into account #1105 Buildings.

Bank Statement as of April:

Deposit Fund	\$78,5020.70
Operating (checking)	\$19,877.37
Reward Fund	\$ 1,523.53

Savings \_Contingency Funds

Ranch House Restoration	\$60,000.00
Emergency Reserve	\$41,877.37

Collections: April 2017

Incoming Association Dues received for April	\$ 2,279.28
Outstanding balance current year	\$16,711.85
Outstanding balance for prior years	\$ 7,929.32

Liens and Foreclosures – As of April 30, 2017

- TRLA has one property offered for sale on Cottonwood Dr. This property was obtained through foreclosure in 2015
- There are 4 properties that TRLA foreclosed on in 2016, that after the 9-month redemption period will be available for sale. These properties will be made available by sealed bidding to all TRLA members in good standing, in May or June of 2017. Information

on these properties will be mailed to you in the next few weeks. There will also be information made available on the TRLA website.

- Liens placed this year due to delinquent association dues is 4, compared to 8 last year.
- Liens released this year is 7.
- Total liens in place is 16.

#### Legal Report

TRLA retains the law firm of Hays & Friedman PA in Santa Fe, New Mexico.

Legal expenses cover foreclosure proceedings and legal opinions on issues such as covenant violations, hunting and livestock concerns, foreclosed property sales, the Homeowner Association Act, and the Guest Membership Agreement.

There are currently 4 properties that TRLA's attorney has sent demand letters to, with no response from the landowners. These properties are subject to foreclosure if no action is taken by the landowners. Three other properties were turned over in April to the attorney for demand letters to be sent.

Communications – Sharon Axtell shared that the web site provides useful and helpful information for the landowners, so check it out. Nancy Ramm does the newsletter and if you want an e-copy instead of a hard copy, please let her know. The Rosie Alert is sent out if there are lost or found pets and any wildlife concern and the Neighborhood Watch Alert is for any suspicious activity or vehicles. If you are interested in being included in these alerts, please notify Linda Pedersen for Rosie Alerts and Nancy Wills or Mary Jo Wallen for the Neighborhood Watch Alerts. Timberlake Ranch has a Facebook page where landowners can post comments, photos and keep up with other landowners.

Demographics – Steve Wills shared the numbers that make up Timberlake Ranch. Who knew that there are 569 landowners who reside in 36 states and one foreign country (Switzerland) and that there are 69 full time residents, 10 part-time residents, and 70 considered recreational. Additionally, there are 11 homes for sale and 4 under construction.

Architectural & Maintenance Report – Steve Wills shared that there were 4 house plans approved; 1 shed approved; 1 addition approved; 4 covenant violations closed; and 2 covenant violations pending.

Board of Director’s Report: In addition to all of the projects reported in your annual report, your Board achieved the following tasks:

Continued development of storing official documents on Google Docs; Repeated Law Enforcement Forum for landowners; Neighborhood Watch program was active all year. *See Something, Say Something* and *No Hunting* signs were put up and established the Neighborhood Watch List; handled formal complaint against location of Ranch House septic and leach field.

The Areas under Board investigation: Road Maintenance; Continued maintenance/improvement of Common areas, Ranch House and Bath House; Continued review of equipment and capital investments for the next two to ten years.

Commons Report – Charley Haverstick thanked Jack Mansperger and Herb Gray for their help with the commons, he said he didn’t realize that Commons was such a big area. He shared that the Ranch House metal roofs have been re-painted; electrical changes have been made to the Rock Room; exterior dusk to dawn light sensors have been replaced; exterior face of Bath House utility door has be re-painted; both Bath House shower stalls have been epoxy re-coated; the

“Toellner Blvd” sign at Ranch House Road was rotated; old key replacement for non-working keys is underway; installation of *See Something, Say Something* signs is completed; installation of *No Trespassing/No Hunting* is underway; toilet repairs made to Ranch House powder room and Bath House; new water mixer installed in Bath House for showers; and new “Equipment Storage Building” installation has been completed.

Roads Report – Don Parry thanked the landowners for their continued support of the work being done on the roads. Jack Mansberger, the Ranch Hand, plows snow and runs the drag on the roads. There is 38 miles of side roads and 8 miles of main roads that he helps Don when needed.

Don also thanked Louis Munoz for his backhoe work. Don said that the new equipment building is open and invited the landowners to go and look the building over and see the equipment inside. He stated that it was a pleasure not to have it at his house. It will be nice to put chains on the equipment not lying in snow or muddy roads. He also shared that there were over 400 culvert openings cleared by Elvin Lewis & John McMahon so water can flow. The roads were snow plowed several times this year.

There will be skirting around the new building and then gravel put against it to help keep rodents out. Don kept the burn pile pushed up and tight. Don reminded landowners to use the burn pile but remember **NO BUILDING MATERIAL IN THE BURN PILE**. Don thanked Jack Mansperger, Elvin and Lisa Lewis for work on the roads and snowplowing and Lisa on painting; Tom Abbott for the shelf and for welding racks for the snow chains in the equipment building; Bill Kangas for mowing around the Ranch House; Louis Munoz for his work on the culverts; and the Timberlake Fire Department for the burning of the burn pile.

Your dues money goes to gravel and road maintenance and Don shared that there will be no increase in dues this year.

Judy Haverstick was introduced and shared the Craft Room is being used for all kinds of crafts. At 10 AM on Thursdays, quilters get together to share ideas, quilts they have made, and are now working on a quilt made out of men's ties and will be raffled off at the Labor Day BBQ, as a fund raiser. There is a lot of talent here on Timberlake, so please come and join us. Also, the craft room is well-stocked and donations are welcome. Judy would like to get more people to join her in the craft room or come and teach any kind of craft. Even if you don't sew or do crafts, please join us for the fellowship.

Nancy Wills was introduced and shared that she would be chairing the revised CC&R committee to work on green energy issues and new eco-friendly rules. 6 of the 7 members of the committee headed by Linda Pedersen are going to work on the revisions and Nancy is looking for one more person. If you are interested, please let her know. There is a form at the registration desk to sign up for the committee and if you have a concern. She hopes to start later this month.

Mary Jo Wallen was introduced and shared that the TRLA Watch Group expanded into *See Something/Say Something*. Nancy Wills has agreed to co-chair as Jim Zwerg has stepped down. There are info sheets on the registration desk in the library, if you have not filled them out, please take the time to do this. Mary Jo shared that there are coordinators in every area and volunteers are appreciated. She then introduced Lt. Hall from Cibola County. Lt Hall said that radios for the officers have been improved but that the Sheriff is short on officers. He asked that if a landowner has a camera and alarms, please give a key to the house to a neighbor so that when an officer arrives, he can get into the house. He also said that you can look people up on the State web

site. A question was asked about the NM gun carrying laws and Lt. Hall stated that guns may not be carried on any reservation.

Josh States thanked the Board and said that the new equipment building was money well spent.

Meeting was adjourned at 12:00 Noon for Pot Luck Lunch

1:30-3:00 PM – Landowners Q & A

3:00 PM - Annual Meeting was Closed.