

**TIMBERLAKE RANCH
LANDOWNER'S
ASSOCIATION
ANNUAL MEETING
May 24, 2008**

**2007-2008 FISCAL YEAR
REPORT**

Board Members:

**Anne Lowden-Gilpin
Duane Barbano
Eileen Domer
Gary Blum
Jerry Toellner
Linda Pedersen
Ted Rodda**

DEMOGRAPHICS OF TIMBERLAKE RANCH AND LANDOWNERS

Timberlake Ranch 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 9 parcels totaling 894 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.

In Fiscal Year 07-08 there were 573 landowners. 530 are Members in Good Standing. Of the 573 landowners 41% are in Arizona, 36% New Mexico, 9% California and the rest spread across the country in 24 other states including 2 in Hawaii. Two landowners live in Canada and Switzerland.

There are currently 126 residences in Timberlake and another 6 are under construction; 65 are fulltime, 10 part-time and 48 recreational.

BYLAWS AND CODE, COVENANTS AND RESTRICTIONS

BYLAWS (*The body of official rules, regulations that govern the internal management and affairs of TRLA*)

- April, 2007 Amended and Restated Bylaws with proxy forms mailed to all landowners.
- July, 2007 Feedback and changes made to April mailing which caused second legal review. Amended and Restated Bylaws with proxy forms resent on July 21, 2007.
- September 22, 2007 First meeting held to ratify the Amended and Restated Bylaws. Less than 60% landowners represented. No vote taken.
- October 7, 2007 Letter sent to all landowners notifying them of second meeting to be held for ratification of Bylaws and allowing membership to vote or revoke. Letter also states that the Board will revisit the Bylaws a year after ratification for potential amendments.
- November 3, 2007 Second meeting held to ratify the Amended and Restated Bylaws. 306 lot owners voted representing 48% of membership (> 30% needed). 256 voted yes and 37 voted no. Amended and Restated Bylaws adopted.

CC&Rs (*The restrictions governing the use of Timberlake Ranch real estate and enforced by TRLA*)

- July, 2007 Committee begins rough draft incorporating 5 subdivisions (Cloh Chin Toh, Cibola Unit 1 & 2, McKinley 1-10, and Timberlake South).
- December, 2007 Draft 1 sent to all landowners by email and postal mail with feedback forms.
- April, 2008 Draft 2 sent to all landowners with changes made using feedback from Draft 1. Feedback from Draft 2 due by May 24, 2008.
- Draft 3 to be completed by July, 2008 or earlier.

LEGAL SYNOPSIS

FORECLOSURES:

Two (2) processed through the court system. One was settled with full payment plus interest. In the second foreclosure, the court issued a Default Judgment and Decree of Foreclosure in favor of TRLA. At the court-ordered foreclosure sale there were no other bids besides TRLA's to recover monies due for assessment dues in arrears and legal fees. TRLA will be deeded CCT 49.

The process was started for a third foreclosure (title search and reissuing of liens). Landowner started communicating with TRLA after the process was started and is now making payments to become a Member in Good Standing.

CC&R ENFORCEMENT

Acct#030908M = Court ruled in favor of TRLA. Travel trailers and open air storage materials were removed. TRLA was reimbursed for all legal fees by the landowner.

Acct#010120C = Landowner was served with summons and complaint and complied by removing shed.

Acct#061705M = Law firm has sent one last letter to landowner giving May 31st as deadline to remove trailer, boat and open air storage materials that have been left over lengthy amount of time.

LAW SUITS PENDING

Acct # 021003M filed law suit against TRLA on January 11, 2008. Cassutt, Hays & Friedman representing TRLA filed an "Answer and Counterclaim" on February 11, 2008 with the 11th Judicial District Court of McKinley County.

COMMUNICATIONS

Web site

The Timberlake Web site finally got off the ground by October of 2007, several months later than we'd all expected it would be complete. Since that time, there have been some problems and malfunctions which occurred, and response by the current Web developer (when we needed it) has fallen short of our expectations. However, the Web site has served as a real time bulletin board and information source to landowners generating weather and road condition reports, as well as news and announcements of occurrences within our Timberlake Community.

The current Board is uncertain whether it will continue sponsoring the Web site. Although Anne will not serve on the Board next year, she has offered to continue overseeing the site, if the Board agrees.

We have generated a request for bids to host the Web site next year, if the Board allows it to continue. The Web site will remain in place throughout the summer, since the current hosting arrangement will not expire until October 2008.

Timberlake Times and related printed items

The Timberlake Times was published in: July 2007 – November 2007 – March 2008 – Special Edition May 2008, and Annual Meeting Booklet May 2008.

It takes at least 40 hours to get together all material and edit, layout, design and proofread. Then it goes to our copy machine to print 400 copies, collate and staple. This takes approx. 4 hours. It then has to be folded, sealed, stamped and addressed which takes approx. 8 hours. This is done at no cost to the Association as it is done by volunteers.

We also print (in house) all notices that go out to the membership including the notice of the annual meeting along with the ballots. This year we printed the drafts and the final version of the Bylaws and two drafts of the CC&R's.

This is the last year of the lease on the copy machine and the Board will need to decide if we need or want to continue doing the printing in house.

We have run 56,866 copies this fiscal year.

This has been done to keep you, the membership, informed on what is happening at the Ranch and to notify you of the direction in which the Board is moving to make the Ranch a better place for all of us.

COMMONS COMMITTEE REPORT

BATH HOUSE:

- 1- Replaced deteriorated siding on peaks of bathhouse.
- 2- Replaced toilet and associated floor flange in woman's side.
- 3- Replaced exhaust fan motors in both sides.
- 4- Replaced switches with timers in both sides.
- 5- Replaced incandescent light with fluorescent light in men's side
- 6- Replaced 3 old toilet hoses, shut off valves, flush valves, flapper valves and seats.
- 7- Replaced motion sensor light over entrance to bathhouse.
- 8- Repaired sink mounting holes in wall and re-hung sink in men's side.

Cost: \$742

RANCH HOUSE:

- 1- Replaced sink trap.
- 2- Removed old paint, plaster, wood, plastic drop cloths, and miscellaneous old junk.
- 3- Repaired water tank pressure switch.

GROUNDS:

- 1- Installed lot owner lock on gate to Brush Pile.
- 2- Removed remains of old float from area south of bathhouse.
- 3- Consolidated most of the collection of old culverts, tires wood and more junk. Took 1 load to the Zuni transfer station.
- 4- Refurbished, replaced and add Timberlake Rd signs and some posts *(TNV).
- 5- Replaced 2 frostless faucets.
- 6- Installed diesel spill containment pit.
- 7- Order parts and repaired riding mower.
- 8- Repaired both lake gates.
- 9- Installed new signs on lake gates.

Commons, 2

FUTURE PROJECTS (wish list).

- 1- Paint bathhouse, inside and outside
- 2- Discontinue the use of costly propane heaters/tank rentals. Replace with safer 220V electric heaters.
- 3- Install electric lines for new electric heaters.
- 4- Install new water line to kitchen.
- 5- Replace water tank pressure switch.
- 6- Replace vinyl floor tiles with ceramic tiles in women and men's shower
- 7- Install electric line to accommodate equipment block heaters.
- 8- Extend Ranch House fence to prevent vehicles from driving around ranch house.
- 9- Repair and paint fence at cattle guard

Without the efforts of the volunteers the cost of the above repairs and maintenance would have been double. The Board members along with all their "significant" others, especially Danny Montoya plus the men and women who make up the Timberlake Neighborhood Volunteers have donated many hours doing the repairs and picking up items for the Ranch while in town for personal business. Because of their efforts the cost for the above projects has been minimal.

The members of the Commons Committee and the other Board members sincerely appreciate everyone's help.

Ted Rodda

Eileen Domer

ARCHITECTURAL / MAINTENANCE REPORT

CC&R VIOLATION STATUS

Violations resolved by lot owner- **5**. (All of the following resulted from “no primary residence”).
2-Sheds, 2- RV’s, 1- Open air storage of material.

Violations resolved by legal- **1**.
Shed. (Removed)

Violations currently in legal- **1**.
RV, boat and storage of material

Violations in negotiation- **1**.
Large tank.

DESIGN APPROVED BUILDINGS

Homes- **5**.

Additions- **3**.

Garages- **3**.

Sheds- **1**.

Barn- **1**

Ted Rodda
Duane Barbano

ROADS REPORT

MAINTENANCE AND REPAIR

- Dump Truck was serviced and brakes improved.
- Trailer's rear wheel bearings greased and repacked; 4 good tires installed along with new tail gate to replace missing one.
- Grader service/repair performed 3 times.
- Pickup maintenance performed one time.
- Tractor maintenance performed one time.
- Used snowplow blade retrofitted for grader.
- Spreader/grader attachment to tractor brought back into service after minor retrofitting.

CULVERTS CLEANED, ADDED, REPLACED OR LOCATED

- Installed culvert on Pinetree.
- Installed culvert on Sagebrush.
- Installed culvert on Roadrunner.
- Removed, cleaned, and reinstalled 2 culverts on Black Bear.
- Cleaned culvert on Conejo.
- Removed culvert on Timberlake between Copperweed and Buttonwood.
- Located culverts on Sunrise/Timberlake, Green Meadow/Timberlake and below S curve.

ROADS REBUILT OR WIDENED

- Sunflower
- Conejo
- Sagebrush (north end)

BAR DITCHES REDONE

- Timberlake South subdivision
- Cloh Chin Toh subdivision
- Elk
- Pinetree
- Conejo
- Portions of Black Bear
- Sagebrush

ROADS GRADED WITH JD GRADER

- Cloh Chin Toh Subdivision
- Timberlake South Subdivision
- Cibola 1 and Cibola 2
- Most roads in McKinley 1-10

ROADS GRADED WITH TRACTOR & GRADER/SPREADER ATTACHMENT

- Cloh Chin Toh Subdivision
- McKinley 1-10
- Fire Station to Hwy 53

GRAVEL ADDED TO ROADS

- Pinetree
- Sunflower
- Sagebrush (north and south end)
- Copperweed
- Woodland
- Elk
- Conejo
- Yucca
- Ash (east end)

SNOW REMOVAL

Snow removal was performed eight (8) times over the winter with the grader, tractor and truck. Major dates of removal were on January 29, February 4, and February 24, 2008.

MISCELLANEOUS

- Tree pruning performed on Culebra, Elk, Cedar and Conejo. (Ongoing)
- T-posts are being placed to mark culverts as they are being discovered.

WORK TO BE PERFORMED IN FY 08-09

- Remove and replace plugged culverts with 2 large ones on Cedar.
- Coordinate with Cibola County to relocate culvert on Sunflower/Timberlake, install culverts on flats and redo ditching for proper drainage.
- Culverts needed on Bluebird and on Elk.

EQUESTRIAN REPORT

2007

- 2007 was a good year for TRLA equestrians. New owners at TRLA along with the faithful regulars started in earnest to identify “Trailheads” within Timberlake. The purpose is for access to TRLA common areas and the National Forest.
- Six new signs were installed at existing easements along with rock cairns and flag markers on trails along the monoclines. Other sign locations were identified but signs were not installed due to difficult terrain and/or lot owner concerns. The signs were placed on Culebra (2), Cottonwood Loop, Black Bear (2) and Woodland.
- Very special thanks to Richard Riedy, John & Dawn Lashley, Mary Jo Wallen and Linda Pedersen for all their help and efforts.

2008

- This year we ask all those equestrians and other interested individuals to volunteer to keep the signage program active and progressing.
- Along with continuing the important trail sign program we want to install “hitching posts” at the Community Center and plan at least one BBQ/gathering at the Community Center to allow equestrians and interested people the opportunity to meet new friends and exchange ideas.
- Remember to obtain and/or fill out the Emergency Evacuation Plan form and return to Mary Jo Wallen.

Until Then, Happy Trails!
Gary Blum.

TIMBERLAKE RANCH AND SURROUNDING COMMUNITY EVACUATION PLAN AND NEIGHBORHOOD ALERT

Goals and Objectives:

Primary objective is to set up a quick response time to emergencies such as evacuation for fire, missing persons, or suspicious activities in the Timberlake area.

Action Plan:

1. 911
2. Timberlake Volunteer Fire Department 505.783.4221
3. Fish and Game Warden 505.783.4882
4. Initiate Phone Tree by contacting primary landowners.

Implementation:

1. Set up 11 zones in Timberlake and surrounding community with primary and secondary individuals who would be willing to call landowners in there area.
2. Supply phone numbers of landowners to primary and secondary individuals of individuals living in their zone.
3. Supply phone tree to Timberlake Volunteer Fire Department.

Examples of what would constitute suspicious activities:

Abandoned Vehicle

Shots being fired

Suspicious individuals or behavior

Coordinator: Mary Jo Wallen, 783-4206, or e-mail address mrsdw19@aol.com (If you contact Mary Jo by e-mail, please put "Timberlake Alert" in the subject line. Mary Jo is actively soliciting Zone Coordinators and establishing the Phone Tree.

Crime Prevention Tips

Alice Bybee former Police Officer and Crime Prevention Specialist

There are several tips that law enforcement can give to individuals who are concerned about crime prevention. This information is by no means the entire list of what to do. By following these suggestions, you may still become a victim of crime.

Here are some ideas to better protect your home. Keep in mind that even a castle with a mote filled with alligators can still be broken into. Know that most home burglaries occur when the homeowners are gone so the idea is to make your house look as though someone is home, even if it's empty.

This can be quite a challenge around here when many of the homes are empty for several months a year. But it can be done.

Outside

- Keep shrubbery at low levels so thieves can't hide behind.
- Plant bushes that have lots of thorns near windows and fences to make entry access more difficult.
- Keep trees trimmed away from your house so limbs don't provide access to your 2nd story or roof.
- Consider having a dog that can scare a stranger away by either barking or looking fierce.
- Leave outside lights on after dark or have outside lights controlled by a motion detector.
- Motion cameras, either film or video, can help determine the criminals' identity.

Inside

- Alarms were a big hit in the 80's and were thought to be the security that all homes and cars had to have. Quickly we all learned to ignore them. The reality with alarms is when they go off, it's because someone forgot to turn it off before going out the door. During big storms they often go off.
- Law enforcement in the city is too taxed to respond to every alarm much less in a reasonable time, especially since it only takes 3-5 minutes for thieves to get into the house and find what they're looking for. So, many times if the home is broken into, it's the homeowner that finds the front door broken open and their valuables missing.
- Out here, if your home alarm goes off, it will be one of your neighbors who hear it and look around for suspicious activity. If you're leaving your home for a few days, notify your alarm company as well as a trusted neighbor.
- Lights put on timers make it look like someone is home.
- The radio or the TV on during the day can also deter a criminal.

Crime Prevention, 2

Doors

- Install a wide-angle peephole that allows you to see outside without being seen yourself.
- One of the easiest ways to deter a criminal from coming in through your door is to replace the $\frac{3}{4}$ inch screws found in the strike plate with 2-3 inch screws. The longer screws will slow down and possibly stop the thief from getting in your house.
- For sliding glass doors, a broomstick in the track is still a good way to prevent entry. You can also purchase sliding door pin locks that will prevent the door being opened as well as picked up and taken off the track.
- Or install a few sheet metal screws in the top track with their heads almost touching the top of the door when it is closed.
- Don't leave notes on your door when you are away from home, and ALWAYS lock the door even if only going down to get the mail. This ain't Mayberry.

Windows

- Keep windows locked and frequently check to make sure that they are locked.
- Secure casement windows with key-locking latches. Make sure that the protrusion on the window that the lock is attached to is made of steel and not worn, and that the window closes properly and is not bowed or warped.
- For sliding glass windows, you can install the sliding pin locks similar to the ones used for sliding glass doors.
- If you have security bars, make sure that the retaining bolts cannot be removed from the outside.
- You can purchase several different types of 'intruder alerts' from the 'dollar stores' up to the 'spy shops'.

Good Security Practices

- Simply, be a good neighbor.
- Offer to check on their home when out of town, even parking your extra car/truck/tractor in their driveway.
- Make and enjoy your dinner at your neighbors' house while they're gone. Just remember to clean up.
- Pay attention to who has a set of your house keys and don't leave any keys under the mat or the fake rock in the front yard with the secret compartment. We all know what it really is.
- Make a video of the outside and inside of your home.
- Layout your valuables on a plain sheet or towel and take pictures.
- Also add in valuable paintings or anything you think is important. This is a good practice.

Crime Prevention, 3

- For your insurance and law enforcement if anything should happen. This includes not only burglary, but fire and water damage too. Just make sure to keep the video and pictures somewhere else other than your home. A safety deposit box at the bank for example.
- Remember to update these periodically and write down what they cost, approximately
- If you're traveling, give phone numbers of your closest relatives, of where you're going, and even a copy of your itinerary, to your neighbors. Better safe than sorry.
- If you have an electric garage door opener, disconnect it while you're gone.
- Do you have your address numbers on your house or clearly visible for emergency service personnel?
- If you think you've been burglarized, don't enter your home. Call local law enforcement. It's not worth the risk.
- Engrave your driver's license number on all your valuables that could be stolen, not your social security number.

Again, this list is only for a suggested use. It is not intended to be a complete list. There are hundreds more suggestions for home burglary protection as well as personal safety, traveling, theft identity, and others.

Neighborhood Crime Watch is one of many tools used to deter crimes. Phone trees work for many situations, but mostly, getting to know your neighbor as well as your neighborhood and calling law enforcement when you see suspicious activity, is the best way to better deter crime.

**VOLUNTEERS WHO HAVE CONTRIBUTED TO TIMBERLAKE WITH
TIME AND DEEDS (2007/2008)**

A special thank you from the TRLA Board of Directors and fellow landowners. We hope that we did not forget any of you.

Anne Lowden-Gilpin
Avery Wilson
Bob Johnston
Bryan and Sherrie Pollock
Cheryl Mothershed
Dave and Linda Shoppe
David Skinner
Dick and Claire Knowles
Dorn Crowe
Duane and Fran Barbano
Eileen and Tim Domer
Frieda Pettigrove
Gary and Sally Blum
Herb Gray
Jerry and Judy Toellner
Jo Garcia
John and Dawn Lashley
John Ellett
Josh States
Justin Beoff
Larry and Jack Mansperger
Linda Pedersen and Danny Montoya
Mary Berry
Mary Jo Wallen
Nancy Wills
Perry Cole
Richard and Darcy Riedy
Roger Irwin
Stu Dutcher
Ted and Carol Rodda
Tim and Lucia Amsden
Tim Terrell
Tom Merritt
And all those who wish to remain anonymous

Timberlake Neighborhood Volunteers (Sign Project/Book Room/Social Activities)

Allan and Pat Burnam
Barb Duncan-Gaudio
Beth Homes-Ramsey and Betty
Carol Dickey
Carol Rodda
Cheryl Mothershed
Claire Knowles
Connie Nolta
Dan St. Charles
Darcy Riedy
Darlene Merritt
Dawn Lashley
Devorah Curtis
Don & Linda Bires
Eileen Domer
Fran and Duane Barbano
Frank Lambert
Harriet Lawrence
Joleen Parry
Judy Toellner
Julie Farrell
Karin Brunner
Kathy & Dan Boller
Linda Pedersen
Linda Shoppe
Lucia Amsden
Nancy Dobbs
Nancy Wills
Pam Mansperger
Shirl Henderson
Ted Broderick (Donation)

Timberlake Volunteer Fire Department

Aleksu Hillerstrom
Andy and Avery Wilson
Bill Wolford
Cherie Kalista
Dan St. Charles
Danny Montoya
Justin Boeff
Lee Ferrill
Matt and Liz Sowa
Whitney Terrell