

TRLA Annual Meeting
May 29, 2010
Timberlake Community Ranch House

Announcements were made concerning donations of a bell for the Ranch House (Pat and Allen Burnam), a flagpole with Old Glory and NM state flag (Timberlake Neighborhood Volunteers) and items for yard sale.

Wayne Ramm lead landowners in the Pledge of Allegiance followed by a moment of silence in memory of veterans.

Bill Wolford (Captain of Timberlake Volunteer Fire Dept.) was introduced and gave updates on recent fire control. He introduced Paul Enz EMT Capt. from the Ramah Volunteer Fire Dept. who gave in depth presentation on PHI Cares which is an air evacuation service offered to rural areas.

Linda Pedersen brought the official annual meeting of Timberlake Landowner's Association to order.

Secretary Gary Blum announced the 20% quorum needed to hold the annual meeting had been achieved.

Board Members Dale Spencer, Eileen Domer, Gary Blum, Jerry Toellner and Linda Pedersen were introduced.

Gary gave a synopsis of the May 23rd 2009 annual meeting minutes as copies were made available at registration. Don moved that the minutes be accepted. Eileen seconded. Motion passed.

The Board's End of the Year report was presented.

Linda gave a quick overview of demographics as of spring, 2010.

Roads Report:

- Jerry reported all the major points of maintenance that had been performed . A spare rim and tire were purchased for grader.
- Fall 2009 began improvement on lake access road.
- Repairs to roads continue due to washouts in Sept. 2009.
- Bar ditching continues on side roads. Dirt regrettably has to be brought up onto road due to the trees and roots. It often covers present gravel, but rain will eventually uncover it.
- Road upkeep takes a lot of time and speeding just deteriorates it all the faster.
- 2,243 tons of gravel (\$44,418) were placed – most of which was on No Man's Land.

Commons Report:

- Eileen reported all the renovation that had performed on the exterior and interior of the Ranch House with volunteer and professional labor.
- Septic System installed.
- Interior bathroom and kitchen plumbed.
- Complete rewiring done.
- New walls, dry wall, mudding and painting completed with new interior and exterior lighting fixtures.
- Trees surrounding Ranch House were trimmed and topped.
- Total bill for all improvements as of 5.2010 is \$31,085.

Treasurer's Report:

- Eileen Domer reported that there will not be an increase in dues as we were able to keep within budget with carryover from FY 2009-2010.
- Audit was conducted by Michael Moore a CPA from Santa Fe after visiting the ranch in October in 2009.
- Copier and grader are paid off and new dump/snow plow truck will be added to inventory and pickup will be traded in. Even though there is enough money to pay for the new truck, we need to keep a line of credit.
- Property taxes remain the same.
- Total Expenses YTD: \$145,078
- Total Income YTD: \$166,690

Budget Goals for FY 10/11:

- Develop a budget with financial flexibility – e.g. \$10,000 contingency fund and reserve account provides capital for the extra expenses.
- Create a reasonable reserve for Capital expenses and replacement.
- Continue to improve collection of assessment fees by sending monthly invoices.
- Educated landowner on how Association dues are collected by publishing the financial policy and procedure on website.

Communications Report:

Two of the three editors of the websites trnews.info and TRLA were present and introduced – Tim Amsden and David Skinner.

Duane and Fran Barbano have been instrumental in the newsletter and keeping the copier protected in their home.

The newsletter was published three times along with the 2010 Annual Meeting Booklet. The lease on the copy machine was up in August of 2009 and TRLA purchased it for \$600.

Legal Synopsis:

- One foreclosure was started and landowner paid TRLA for all back assessment fees, court costs, legal costs, plus interest.
- Lawsuit still pending from 1.11.08
- TRLA will submit to the Zuni River Adjudication Subfile ZRB-4-0386 and not contest the amount of water allowed after not being able to justify a higher amt. following 12 months of metering well. A Well Policy for the Ranch House well was then put into effect.
- CCT 74 Common Land. A complaint was filed with the NM Board of Licensure for Professional Engineers and Professional Surveyors after being informed two years after the fact that a resurvey was performed by non landowner and approximately 100' on the rear boundary was lost. As of April 2010 there has been no response.

Adoption of new CC&Rs:

Linda introduced those landowners present and names those not present who helped in the process of adopting the new covenants that were passed on July 31, 2009.

Architectural/Maintenance Report:

- 46 CC&R violations were on file prior to passing new covenants. 29 were closed because they were no longer in violation. 18 still need further investigation.
- As of 5.24.10 ten violations remain to be resolved.
- Three homes, one porch addition and one garage approved through Architectural Committee.

Linda acknowledged all the volunteers who have contributed immensely to Timberlake with time and deeds in 2009/2010.

Two Board candidates (Jerry Toellner and Eileen Domer) introduced themselves. Mary Jo Wallen was unable to attend and Jo Garcia spoke on her behalf.

Jerry moved to recess the meeting until 1:00 and Don seconded.

Meeting was reconvened at 1:00

Linda announced that Jerry Toellner, Eileen Domer and Mary Jo Wallen have been elected to the TRLA Board of Directors.

Question: Is there any way it can be communicated as to what needs to be purchased for the ranch house so landowners can be given an opportunity to contribute to complete the task of restoration?

Answer: A list can be certainly published in the newsletter.

Question: Can a fence be built directly on top of the property line or what would be a safe distance?

Answer: It would be advisable to bring it forward from line at least 6”.

Being no further questions, Jerry moved to adjourn the meeting. Gary seconded.
Meeting adjourned.

Gary Blum, Secretary