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# Timberlake Times

Timberlake Landowners' Association, A Deed Restricted Community  
HC 61 Box 767, Ramah, NM 87321

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Web sites: [www.trnews.info](http://www.trnews.info) and [www.tlrloa.com](http://www.tlrloa.com)

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## PRESIDENT'S PONDERINGS A Paradigm Shift

Webster describes paradigm as “a pattern, example or model.” Since 1991, when TRLA took over from the Venture and TLA, the landowners have elected board members to run the day-to-day management of the ranch. The Board, in turn, hired personnel to carry out most of the maintenance required within financial limits.

This summer TRLA has experienced what I would describe as a paradigm “shift.” Think of it as a change from one way of thinking to another – sort of a metamorphosis. It didn't just happen, but rather it was driven by agents of change called VOLUNTEERS.

Did one thing symbolize this metamorphosis? For me it was the discovery and reattachment of the black iron “Timberlake Ranch” sign to the rock face of the stone gates entering Cloh Chin Toh. It signaled a turning point from vandalism to renewal and the rusting reversed with a fresh coat of paint.

Have you taken the time to see the pictures of the Timberlake Volunteers on the Web sites?

This remarkable independent group of women has done a major face-lift to the Timberlake Ranch road signs by raising their own money with yard sales and an Italian dinner along with donations.

Every Thursday morning for eight weeks and often on Wednesday afternoons, as many as 20 women scraped, sanded, stained and hand painted the posts and cross arms. Six new posts have been set at intersections to replace rotting old ones – or placed where none existed and are awaiting their cross arms.

I must admit there were a few good men in this endeavor – one man played a major role along with two posthole diggers and a sign maker in the wings. Next spring two

large refurbished artists hand painted panorama Timberlake signs will reappear that were left discarded in the tractor shed for many years. More than 200 hours were spent on this project to date.

Timberlake Volunteers have stepped forward to open the Ranch House Book Room, created opportunities for social functions, made maps available to all landowners, and are looking into several more projects such as “Adopt-a-Mile” on Timberlake Road.

Timberlake Fire Department Volunteers have taken on the responsibility for managing the burning of the brush pile, not to mention protecting our property from devastating fires, and looking out for our lives should we need their help

in a physical crisis due to injury or illness.

Landowners with horses volunteered to make signs and mark equestrian trails. Culverts have been donated to help restore our side roads.

Landowners with expertise in plumbing and electrical wiring have volunteered their time.

In all of this there is still your volunteer Board members who put in countless hours to make a difference. Jerry, Ted, Duane, Eileen, and Anne continue to inspire me with their dedication.

At 211° water is hot. At 212° water boils. With boiling water, comes steam, and steam can power a locomotive. It's the one extra degree that makes all the difference.

Volunteers – you know who you are and we thank you for that “One Extra Degree.”

So, for now, it is farewell from Timberlake, where the volunteers are strong, the deer are good looking, and Timberlake awaits the first blanket of snow to begin its rest for the winter. √

Linda Pedersen



**TRLA INFLOW/OUTFLOW REPORT**  
**Year-End FY 06-07**

<b>Year-End</b>	<b>INFLOWS / FY 06/07</b>
5009 Assessment Fees	
Current Year	89,682
Previous Year	14,432
5915 Key Income	373
5920 Donations	660
5930 Finance Charges	3,363
Grader Payment	10,000
Lot Sales	22,227
<b>TOTAL INFLOWS</b>	<b>140,737</b>

**OUTFLOWS**  
**ADMINISTRATIVE**

<b>Board</b>	
6050 Election Costs	540
6103 Insurance-Directors & Officers	1,957
6120 Meetings / Socials	575
6140 Office Supplies & Exp	2,867
6160 Postage	303
6215 Subscriptions and Dues	10
6290 Mileage - Board Members	-
	<b>6,252</b>
	5.0%

**SERVICES**

<b>Communications</b>	
6130 Newsletter	1,375
6170 Web Site	69
	<b>1,444</b>
	1.1%

<b>Financial</b>	
6010 Accounting	8,043
6020 Audit	-
6030 Bad Debts	-
6032 Finance Charges Write off	99
6260 Taxes - Income	9,050
	<b>17,192</b>
	13.7%

<b>Legal</b>	
6110.01 Legal - Casutt	19,025
6110.02 Legal - Kelley, Streubel	1,287
6110.03 Garcia/Salz	8,000
6111 Lien & Notary Fees	92
	<b>28,404</b>
	22.6%

**RANCH OPERATIONS**

<b>Buildings &amp; Commons</b>	
6150 Operating Supplies	1,249
6180 Building Maintenance & Repairs	
6180.01 Ranch	1,486
6180.02 Bath House	470
6181 Land Maintenance & Repairs	270
6200 Sanitation & Janitorial Supplies	262
6250 Taxes - Real Estate	615
	<b>4,352</b>
	3.5%

**EMPLOYEE INSURANCE, WAGES & TAXES**

6090 Insurance - Workers Comp	1,655	
6310.01 Grader Time	2,942	
6310.02 Brushhog Time	-	
6310.03 Snowplow	-	
6310.04 Supervisor/Ranch Manager	4,800	
6310.05 Clerical	-	
6310.06 Sanitation & Janitorial	1,325	
6310.07 Ranch Hand	2,395	
6220 Taxes - FICA	782	
6230 Taxes - Federal Unemployment	50	
6240 Taxes - State Unemployment	556	
6300 Mileage - Foreman & Employees	-	
	<b>14,504</b>	11.5%

**EQUIPMENT**

6070 Heavy Equip Maint & Repairs		
6070.01 Dump Truck	464	
6070.02 Grader	857	
6070.03 Pick Up	1,855	
6070.04 Tractor	3,184	
6070.05 Other	-	
6100 Insurance - Liability & Bond	8,092	
6311 Fuel		
6311.01 Gasoline	3,029	
6311.02 Dyed Diesel	1,057	
	<b>18,538</b>	14.7%

**ROADS**

6040 Culverts & Driveways		
6190 Road Maintenance & Repairs	8,183	
	<b>8,183</b>	6.5%

**UTILITIES**

6270 Telephone	1,005	
6280 Electric & Propane	1,367	
	<b>2,372</b>	1.9%

**OTHER**

<b>Fixed Assets</b>		
1110 Heavy Equipment	20,311	
1115 Lawn Equipment	-	
	<b>20,311</b>	16.1%
<b>Notes Payable</b>		
2210 Copier	1,627	
2215 Grader	1,302	
6105 Interest Expense	1,457	
	4,386	3.5%

<b>TOTAL OUTFLOWS</b>	<b>125,938</b>
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# TREASURER'S REPORT

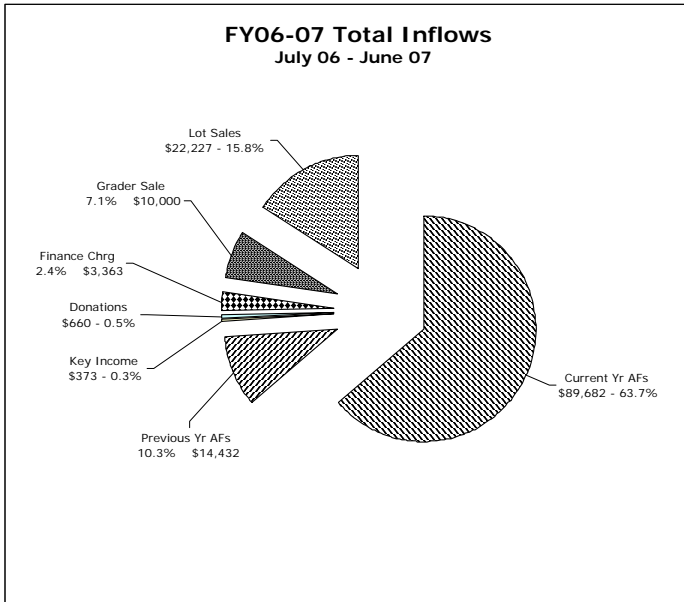
## Treasurer's Report, November 2007

by Eileen Domer / tedomer@wildblue.net

### July 06 - June 07 Year-end Report

The pie graph illustrates our Revenue and Expenses for the past fiscal year (June 06 - May 07) showing a positive inflow to outflow balance of \$14,799.00.

This positive amount was the result of the income received from the sale of two foreclosed lots, the collection of \$12,000.00 in past due assessments and 92% of the landowners paying their current year's assessment dues. In addition, there were minimal labor cost (Board members donated their time to plow snow and do common area repairs) and minimal fuel cost. ✓



## REVENUE & EXPENSES

### July '07, August '07 and September '07 by Eileen Domer, Treasurer (see chart)

Seventy percent (70%) of the current year's assessment fees has been collected totaling \$112,121.46. We would like to thank everyone for keeping their dues current. TRLA has also collected \$2,009.38 in previous year's past dues.

#### Large Expenses:

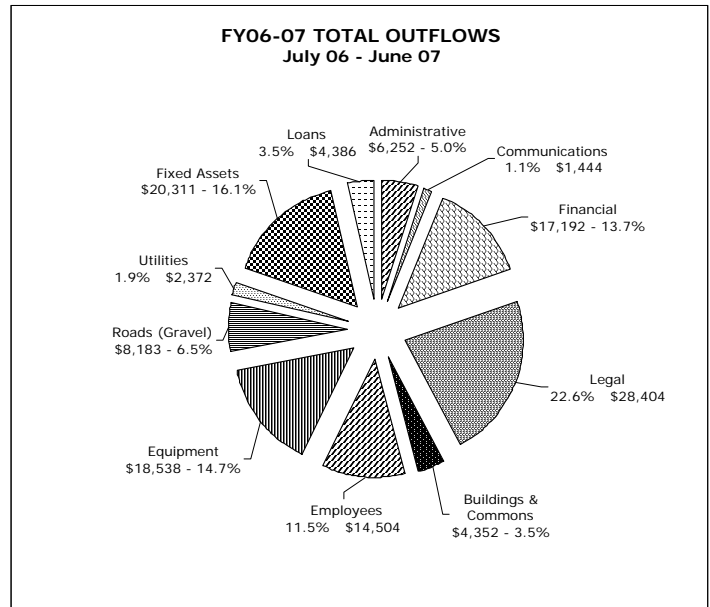
- \$8,438.28 for Federal and State income taxes (due to capital gains after the sale of two lots)
- \$4,748.00 for employee wages (including taxes)
- \$7,032.00 of the gravel budget has been spent.
- Total legal fees this year: \$3,069.

The Timberlake Volunteers have donated more than 240 hours repairing and upgrading the road signs. Board members continue to donate their mileage and volunteer their labor. This has kept the labor cost to a minimum.

TRLA Bylaws requires the Association to have an annual audit performed by the Budget and Audit Committee, and an independent audit (included in the revised Bylaws) every few years.

The last independent "compilation" was performed in May 2004. A compilation only reviews the primary balance sheet with no assurances by the professional expressed on the statements.

We are currently having a financial review performed for fiscal year 2005-2006 by M. Moore, a CPA from Santa Fe, New Mexico. A "review" means that the professional, after



reviewing the financial statements, gives their opinion on whether spending was correct and appropriate. The review costs the Association \$2,800.00 plus tax and should be completed by the time you receive this.

**Collections:** Two Landowners, with a total of four lots, have been referred to our attorney for foreclosure. There are currently 30 liens in place.

**Reminder:** The second half of your assessment fees will be due during the month of January. Any amount over \$107.50 indicates that interest was added because of no payment was received or due to a late payment. Please feel free to call me if you have any concerns or questions regarding the amount owed for your assessment fees. ✓

TRLA REVENUE AND EXPENSES 2007-2008

	Jul 2007	Aug 2007	Sept 2007	YTD FY 07/08	FY 07-08 Budget
<b>INFLOWS</b>					
5009	<b>Assessment Fees</b>				
		-			
	1,310.19	384.82	314.37	<b>2,009.38</b>	
	80,980.54	24,091.10	7,049.82	<b>112,121.46</b>	
5915	35.64	30.06	11.00	<b>76.70</b>	
5920	715.00	50.00	-	<b>765.00</b>	
5930	96.09	385.56	310.00	<b>791.65</b>	
<b>TOTAL INFLOWS</b>	<b>83,137.46</b>	<b>24,941.54</b>	<b>7,685.19</b>	<b>115,764.19</b>	
<b>OUTFLOWS</b>					
<b>Board</b>					
6050	-	-	-	-	1,000.00
6103	-	-	1,957.00	<b>1,957.00</b>	2,153.00
6120	-	-	-	-	350.00
6140	642.60	287.79	238.00	<b>1,168.39</b>	2,500.00
6160	772.50	242.59	33.00	<b>1,048.09</b>	2,250.00
6215	10.00	-	-	<b>10.00</b>	
6290	-	-	-	-	
	<b>1,425.10</b>	<b>530.38</b>	<b>2,228.00</b>	<b>4,183.48</b>	
<b>Communcations</b>					
6130	-	-	-	-	1,000.00
6170	534.38	-	-	534.38	800.00
	<b>534.38</b>	-	-	<b>534.38</b>	
<b>Financial</b>					
6010	693.06	1,002.28	640.00	2,335.34	8,230.00
6020	-	-	-	-	1,500.00
6030	-	-	-	-	
6032	-	-	-	-	70.00
6250	-	-	-	-	635.00
6260	-	7,436.00	-	7,436.00	9,500.00
	<b>693.06</b>	<b>8,438.28</b>	<b>640.00</b>	<b>9,771.34</b>	
<b>Legal</b>					
6110	-	-	-	-	
6110.01	1,992.86	701.99	374.00	3,068.85	17,500.00
6111	-	9.00	-	9.00	500.00
	<b>1,992.86</b>	<b>710.99</b>	<b>374.00</b>	<b>3,077.85</b>	
<b>RANCH OPERATIONS</b>					
<b>Insurance</b>					
6090	-	398.00	239.00	637.00	1,100.00
6100	1,386.82	698.41	698.00	2,783.23	9,400.00
	<b>1,386.82</b>	<b>1,096.41</b>	<b>937.00</b>	<b>3,420.23</b>	
<b>Employee Wages &amp; Taxes</b>					
<b>Wages</b>					
6310	-	-	-	-	
6310.01	780.00	637.00	553.00	1,970.00	5,800.00
6310.02	-	-	-	-	
6310.03	-	-	-	-	1,950.00
6310.04	-	-	-	-	5,400.00
6310.05	-	-	-	-	
6310.06	75.00	360.00	-	435.00	1,890.00
6310.07	950.00	345.00	515.00	1,810.00	
	<b>1,805.00</b>	<b>1,342.00</b>	<b>1,068.00</b>	<b>4,215.00</b>	
<b>Taxes</b>					
6220	132.35	75.08	82.00	289.43	860.00
6230	13.84	7.86	9.00	30.70	105.00
6240	102.02	53.03	58.00	213.05	710.00
6300	-	-	-	-	
	<b>248.21</b>	<b>135.97</b>	<b>149.00</b>	<b>533.18</b>	
	<b>2,053.21</b>	<b>1,477.97</b>	<b>1,217.00</b>	<b>4,748.18</b>	
<b>Buildings &amp; Commons</b>					
6150	-	-	-	-	1,250.00
6180	-	-	-	-	

TRLA REVENUE AND EXPENSES 2007-2008

	Jul 2007	Aug 2007	Sept 2007	YTD FY 07/08	FY 07-08 Budget
6180.01 Ranch House	-	-	-	-	1,000.00
6180.02 Bath House	-	-	-	-	1,000.00
6181 Land Maintenance & Repairs	1,365.70	80.41	469.00	1,915.11	1,500.00
6200 Sanitation & Janitorial Supplies					250.00
	<b>1,365.70</b>	<b>80.41</b>	<b>469.00</b>	<b>1,915.11</b>	
<b>Equipment Maint. &amp; Repairs</b>					7,000.00
6070.01 Dump Truck		1,199.62		1,199.62	
6070.02 Grader	90.67	-		90.67	
6070.03 Pick Up	177.89	-	73.00	250.89	
6070.04 Tractor		-	-	-	
6070.05 Other	547.59	-	-	547.59	
	<b>816.15</b>	<b>1,199.62</b>	<b>73.00</b>	<b>2,088.77</b>	
<b>FUEL</b>					
8311.01 Gasoline	160.07	-	151.00	311.07	1,000.00
6311.02 Dyed Diesel	1,456.38	-	-	1,456.38	1,500.00
	<b>1,616.45</b>	<b>-</b>	<b>151.00</b>	<b>1,767.45</b>	
<b>ROADS</b>					
6040 Culverts & Driveways		1,080.00	5.00	1,085.00	
6190 Road Maintenance & Repairs		-	7,032.00	7,032.00	20,000.00
	<b>-</b>	<b>1,080.00</b>	<b>7,037.00</b>	<b>8,117.00</b>	
<b>UTILITIES</b>					
6270 Telephone	64.19	97.38	35.00	196.57	1,000.00
6280 Electric & Propane	37.12	38.35	436.00	511.47	1,800.00
	<b>101.31</b>	<b>135.73</b>	<b>471.00</b>	<b>708.04</b>	
<b>FIXED ASSETS</b>					
1110 Heavy Equipment		-		-	
1115 Lawn Equipment		-		-	
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>NOTES PAYABLE</b>					
2210 Copier	135.50	135.50	135.50	406.50	1,632.00
2215 Grader	1,299.44	1,317.98	1,326.00	3,943.42	15,875.00
6105 Interest Expense	315.18	296.64	289.00	900.82	3,500.00
	<b>1,750.12</b>	<b>1,750.12</b>	<b>1,750.50</b>	<b>5,250.74</b>	
6315 Contingency Fund					<u>10,000.00</u>
<b>Total Outflows</b>	<b>13,735.16</b>	<b>16,499.91</b>	<b>15,347.50</b>	<b>45,582.57</b>	<b>143,510.00</b>

LEGAL UPDATES

LEGAL UPDATES

MITCHELL CASE:

The Court ruled in favor of Timberlake Ranch Landowners' Association. The Mitchell's were ordered to remove their trailers, open air storage of building materials and junk, and to repay TRLA \$4500 in legal expenses. As of November 2<sup>nd</sup> the Court Order has been satisfied.



FORECLOSURES:

At the August 18, 2007 public meeting, the Board adopted a policy that when a lot (or a combination of lots owned by the same landowner) is in arrears totaling \$1000 or more, this Board will initiate legal, and/or foreclosure proceedings to pursue collection. There are currently eight lots that fall in this category owned by four landowners. ✓

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## AMENDED AND RESTATED BYLAWS ARE ADOPTED

At the Special Meeting held on 3 November, 249 lot owners representing 306 lots voted on the adoption of the Amended and Restated Bylaws. This was the culmination of 18+ months of work by the Committee for Revision of Bylaws and CC&R's.

The following is a breakdown of the vote:

- 306 lots represented approximately forty-eight percent (48%) of Members in Good Standing.
- 13 votes were disqualified due to owners owing more than \$107.50 @ lot or arriving after the meeting ended.
- 256 lot owners voted yes
- 37 lot owners voted no
- 22% of the votes were from full-time/part-time residents; 78% non-residents.
- 43% in Arizona, 34% in New Mexico, 21% from other states inside the continental U.S. and 2% outside the continental U.S.

The Committee wishes to thank all the landowners who took the time to vote and provide feedback. As Chairperson, I wish to acknowledge the dedication and perseverance of Duane Barbano, Stu Dutcher, Linda Shoppe, Josh States, and Nancy Wills. Without them this would never have happened.

All Landowners will be getting a copy of a proposed rough draft of the Revised CC&R's later this month for comments. This will be the beginning of a long process of negotiation and finding common ground for all owners of Timberlake properties and we ask for, and appreciate, your input. ✓

Linda Pedersen, Chairperson

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## TRLA BRUSH PILE

The gate to the brush pile is now locked and can be accessed with the same key used for the bathhouse and lake gates. This action was necessary to help secure Timberlake's vehicles and equipment and also to limit the use of the brush pile to lot owners. Four weeks following the scheduled burn on 18 August, the brush pile started to burn again and the Volunteer Fire Department had to manage this unplanned situation.

It is unclear how the fire started, but the large stumps that had to be buried with dirt after the scheduled burn in August may have never been completely extinguished even with the water and dirt.

It was noted that during this situation someone had dumped a large load of glass bottles and cans. The heat of the fire broke many of the bottles and the glass had to be picked up manually for removal. Please – the brush pile is for brush and limbs, not huge stumps.

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## ARCHITECTURAL / MAINTENANCE COMMITTEE REPORT

During the last three months, the Architectural / Maintenance Committee has reviewed and approved plans for one barn, two storage buildings and one garage.



We have also been working with seven lot owners to resolve reported and verified violations on their lots. We are pleased to report that five of the lot owners have removed the violations. Violations included storage buildings, RVs, building material or rubbish.

We thank all of the people who responded in good spirit, resolving the violations on their lots.

We are in the process of working with two other lot owners to resolve violations.

In our opinion, it is to everyone's advantage, or best interest, to resolve these violations in the spirit of cooperation rather than being forced to take less appealing and more costly alternatives.

At the beginning of this year, the Association was validated in a legal action against one landowner to resolve a violation. Legal action would not have occurred had the lot owners been willing to work with the Board.

There are always going to be violations of our CC&R's. Most of these can be resolved without having to resort to legal action. When this happens no one wins. There are many resources available to clarify a question or concern that a landowner has regarding CC&R's, Bylaws, or Policies and Procedures.

The Board does not "police" lots looking for violations. Concerned lot owners have reported all of the current violations that we have investigated.

If you have a violation, you can be sure that someone, at sometime, will report it. ✓

Ted Rodda & Duane Barbano

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(continuation of TRLA Brush Pile)

The brush pile is not a disposal area for garbage and construction material and we have pleaded with landowners continually, posting signs that state "no building materials / no trash." If you have these materials to dispose of, haul them to the dump like the rest of us. There is no trash pick up on the Ranch.

A little courtesy and consideration for others would go a long way here. ✓

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# NOVEMBER 2007 ROADS REPORT

by Jerry Toellner & Eileen Domer

## ROAD WORK COMPLETED SINCE JULY 2007:

- Ralph is continuing to cut tree branches along all the roads up to the Box S. (A new chain saw needed to be purchased.)
- Culverts: A culvert was installed on Pinetree Road and one on Sagebrush. The culvert on Conejo has been cleaned and the ditches deepened.
- Two 42" X 20 foot length poly covered culverts needed for the repair of the broken and dirt filled culvert on Cedar Road, were donated by a business associate of Jerry Toellner.
- Two 36" X 10 foot culverts were donated by Mr. & Mrs. Mothershed.
- Culverts installed by landowners that were too small on the right of way have been removed as they were obstructing water flow on Blackbear and Woodland.
- The culvert at Sagebrush /Fox is smashed and will be repaired.

## ROADS:

- Dirt removed from Conejo to widen the road was hauled to Sagebrush and Sunflower to be used as fill and to level the road.
- Nine loads of dirt were taken to the Ranch house for the perimeter around the fuel tank containment.
- The ditches on Elk toward Roadrunner have been widened and cleaned on Pinetree.
- Justin's Earthworks was hired to remove dirt while the Dump truck was in the shop.
- There are still many ditches that need to have dirt removed. Please contact Jerry if you would like dirt for fill on your property. He is willing to haul dirt removed from the ditches and culverts to nearby properties by request. He can not spread the dirt

## GRAVEL:

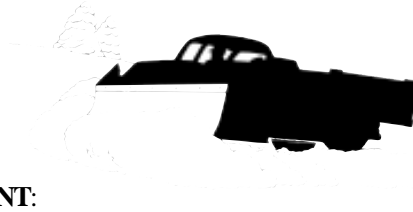
- C&E and Justin's Earthworks have hauled more than 500 tons of gravel. The gravel has been used on Pinetree, Sunflower, Sagebrush (north and south end), Woodland and Conejo.

## GRADING:

- After Jerry Toellner and David Skinner met with representatives from the Cibola County Road Dept., Timberlake received permission from Cibola to grade the County's portion of Timberlake road. Cibola County will continue with their portion of road maintenance (currently two times a year). This

will provide an additional amount of grading throughout the year in Cibola County.

- McKinley County is requiring us to talk with the County Commissioner with our request to grade their portion of Timberlake road. David Skinner has volunteered to do this. He will also work with the BIA.
- Side roads: New T-posts have been placed to mark the culverts. All Cloh Chin Toh ditches have been cleaned and roads graded in preparation for winter.



## EQUIPMENT:

- The dump truck was serviced and the brakes repaired. Although the brakes still need some work, Ralph has been able to use the truck to trim trees and haul dirt.
- The grader had some leaks in the transmission valve body and engine valves and problems with some of the hoses. The grader is under warranty and Tom Growney, our John Deere dealer, has been here to do the repairs. Jerry continues to work closely with him.
- A tire was replaced on the Dodge pick up truck.
- The tractor is being readied for snow plowing. ✓



## PEPE LE PEW (He's back!)

For the past several years Timberlake was not bothered by skunks, but last year they made their reappearance. The existing population is growing by leaps and bounds it seems.

What do you do if a pet is sprayed? The touted tomato juice, spraying with lemon or orange citrus, or masking agents like perfume or Fabreze techniques do not work well at all. The following secret recipe works, at least according to Myth Busters.

Mix the following:

- 1 quart 3% hydrogen peroxide
- ¼ cup baking soda
- 1 teaspoon liquid soap or dish detergent



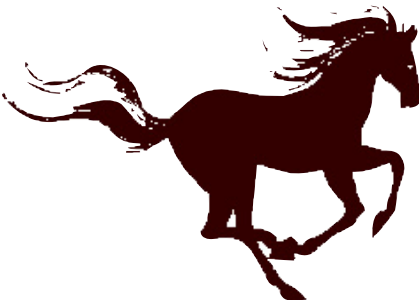
Once ingredients are mixed, immediately bathe (shampoo in or rub down) the spray victim thoroughly. Do not save any unused portion after it is created as it is unstable if not used right away. Rinse with tap water afterward, and repeat if necessary. ✓

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## EQUESTRIAN EASEMENTS

So far about 10 Equestrian Easements have been scrutinized. This included researching plat maps, warranty deeds and



investigating the safety issues. Three of the easements proved to be no longer valid due to changes to the original plat maps and were confirmed by the warranty deeds. One easement was a potential liability issue for

the Association because of the terrain and therefore was not marked.

Currently there are six marked Equestrian Easement trails that lead to the Common Area along the cliffs and the National Forest. There are two additional ways of accessing the Commons or the National Forest that are not easements - Yucca and Cedar and Black Bear about a quarter of a mile past Quail Road headed north. They have also been marked.

Equestrian easements are marked with a post containing a horseshoe on top and "Trail" below. These posts can be found on:

- Cottonwood Loop South (west end)
- Culebra Drive (west end)
- Elk Dr. and Culebra cul-de-sac
- Aspen Loop South (west end cul-de-sac)
- Black Bear near top of hill just east of Pinion intersection
- Woodland Drive northwest corner

Equestrian easements are specifically for horses and hikers. No trail bikes or ATVs are allowed. This summer Timberlake had approximately 13 households with horses utilizing the easements. ✓

### HOME FOR LEASE

New home on 8 acres of wooded land. Spectacular views of the lake and red rock bluffs. Centrally located in Timberlake Valley on Shorecliff Drive.

Beautiful walk to the lake. Amenities include:

- 3 Bedrooms
- 3 Baths
- Fireplace
- Large studio or family room
- Central heat and full laundry
- New appliances

Length of lease and price negotiable.

Call Fitz Maurice at **949-436-2231**.

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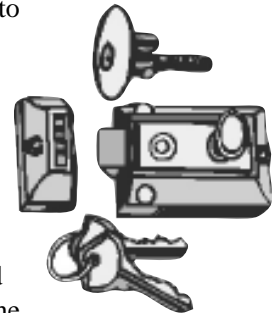
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## WHAT ABOUT TRLA'S WEB SITE?

The TRLA Web site should be totally accessible by the time this article is printed. A reminder that everyone may access most sections of the site at: [www.tlrloa.com](http://www.tlrloa.com). (No need for a user name and password for the public pages.) Members in good standing have access to the sections of private pages, as well. These include Member Forum and Intra-Site Messaging. The Web Developer was to have registered everyone authorized as a valid user, and E-mailed them information about securing their password. If you have submitted your E-mail information, and were not assigned a password, or if you wish to submit the information now, please contact Anne Gilpin at 505-298-6262, or E-mail your request to: [grannygilpin@msn.com](mailto:grannygilpin@msn.com). ✓

## REASONS FOR CHANGING LOCKS

Over the last 13 years or more, 700 keys have been issued or sold to TRLA and Woodland landowners. Many of these properties have changed ownership and the keys have not been given to the new owners or returned to the association. There is no way of knowing how many keys are held or used by non-landowners. Locked gates to the lake were originally installed to prevent campers near the lake and the resultant trash problem (or worse).



A member who is not in good standing loses their right to vote and the privileges of landownership at Timberlake Ranch, including access to the lake. Presently there is no way to prevent a member not in good standing from access to the same facilities and privileges as those of us that pay our fees and adhere to the CC&R's. By being able to change locks at the Ranch every few years (each board's decision) a board has some leverage to resolve issues and perhaps avoid more costly measures. Landowners who have a legitimate right to have keys, pay for those persons that use Timberlake Association privileges, as well as their own, as there is currently no way to stop illegal entry by defaulting landowners. This should not be.

The lock system that is being considered is a less expensive lock, as are the keys. The present keys cost approximately \$16.00 each. An additional benefit includes an interchangeable core on the new locks that would enable us to remove and replace the lock's core (or key hole) without having to replace the entire lock itself. The core is then removed with a unique key and replaced by us, at a cost of about \$20.00.

The cost of four padlocks, three single cylinder spring latch deadbolts, seven coded interchangeable cores, and 198 keys, is approximately \$1800.00.

Commons Committee / Ted Rodda & Eileen Domer



## TRLA AND RAMAH LAKE

by Tim Amsden



It is troubling to all of us to see Ramah Lake go through fluctuations from fairly full to almost empty, and to see fish kills such as happened two summers ago. Here's a brief review of the two primary causes of the lake's problems and what can be done about them.

### **The Lake is Silting In**

First, silt has been washing into the lake and washing from the back of the lake in toward the deeper water at the dam for over 100 years. This is a problem because although it does not affect the total amount of water that runs into the lake, it reduces the depth of the deepest areas. When deep areas are lost, fish lose their ability to survive through times of low water and hot weather.

The fish kill that we saw two summers ago was a "perfect storm" situation—very low water, high summer temperatures and a long dry season combined, encouraging an enormous algae bloom throughout the lake, depleting it of oxygen. The problem was made worse by the fact that deep pools, which would provide oxygenated water below the level of algae blooms, have been reduced by silt.

The solution to this problem is to dredge the lake, at least at the dam. This would be a very large and expensive project (perhaps hundreds of thousands of dollars), and require specialized equipment. Although the irrigation district, which owns the dam and ground beneath the lake behind it, would perhaps be able to perform the project legally, they would need a great deal of money, access to the necessary equipment, and the willingness to forgo irrigation during the time the project would take.

Some government entity—the federal government through the U.S. Corps of Engineers or some state agency—could dredge the lake, if it were authorized by legislation. This is especially unlikely at this time because of the Zuni River Basin Litigation, which is very likely to include conflict over ownership of the water in the lake.

At any rate, TRLA has neither the funds nor the legal right to perform the dredging necessary to improve the lake.

### **Irrigation—the Biggest Problem**

The natural process of siltation would be almost no problem at all at this point in the life of the lake if those irrigating in the Ramah Valley did not pull most of the water out of the lake during the growing season. This will get worse as those using irrigation buy new irrigation systems and increase their water usage. The lake's problems would mostly disappear if the irrigators would just turn off their pumps and go away.

We've got to remember, however, that the lake was built long ago by Ramah settlers for the purpose of providing

irrigation water, and the irrigators have a legal right to use most of the water for that purpose.

TRLA can't do anything about this, but there is a chance that the Zuni River Basin Litigation will help. It is anticipated that the Zuni Tribe will challenge the quantity of water the irrigators claim, which may result in water in Ramah Lake. There's always the chance, though, that the result will be even less lake water.

My wife Lucia and I have written to the Governor, asking that he instruct appropriate State agencies (such as the New Mexico Environment Department and the Department of Game and Fish) to monitor the Zuni River Basin Appropriation process as it affects Ramah Lake, so that any settlements which involve the State of New Mexico include the lake's maintenance and protection as a lake. We received no response. If anyone would like to second our request, I will be glad to E-mail you a copy of our letter. You can send me E-mail at [ltamsden.com](mailto:ltamsden.com).

I try to keep track of the water litigation and report significant events on the Web site [www.trnews.info](http://www.trnews.info). You can always check there, or contact me if you have questions. Bottom line, though, is that the Zuni Basin litigation will probably go on for years, and nothing significant will be officially done until it is resolved.

### **How About Raising the Dam?**

The irrigation district (whose members own the dam and the land around it) has considered raising the dam off and on for years. It probably won't happen, and wouldn't help us if it did.

First, it would be a very expensive project, and would probably be challenged by the Zuni Tribe as a move to take more of the water they consider theirs. Second, the State Engineer has expressed concern over the structural ability of the dam to support increased height, and would probably not issue the necessary legal approvals. Third and finally, the water in the lake very rarely gets to the top of the existing dam, so increasing its height will make almost no difference.

Again, TRLA has neither the funds nor the legal right to raise the dam.

### **Conclusion**

Your board is very concerned about the water in Ramah Lake, and continues to monitor the situation. Ted Rodda in particular has been involved in meetings and phone calls and idea sessions over the last couple of years. After much discussion and consideration, the Board has come to the realization that at this time there is not a great deal they can do.

They are, however, all landowners themselves, and will continue to remain focused on the issue, and to keep you informed. ✓

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# TRLA BOARD OF DIRECTORS QUARTERLY MEETING MINUTES; OCTOBER 27, 2007

Prepared by Anne Gilpin

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**M**eeting was called to order at 10:00 a.m. In attendance were 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 the Treasurer's Report. Total Year to Date (YTD, July through September 2007) expenses were \$45,582.57. A copy of detailed 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 with the Volunteer Fire Department (VFD) 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 not to 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.

Jerry will trench about 50 feet for a landowner so CenturyTel can lay cable to his site. He'll use backhoe on the tractor.

## 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 two 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 two 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 1<sup>st</sup>.
- 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 (two 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 the bathhouse).

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 chose 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 to convert files to a 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 a three year purchase if license can be transferred to another assignee in the 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.

#### **WEB SITE UPDATE:**

Anne reported that our Web site is finally public and available. There were additional problems when the Web Developer sent out user names 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 problem. Another situation arose in the way the Intra-site messaging was set up. It was removed as an interim fix. 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 that 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.

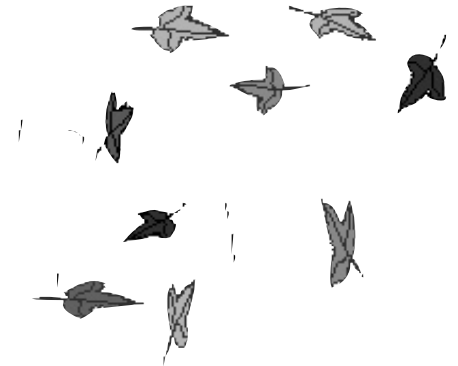


## **TRLA Board 2007 – 2008**

- Linda Pedersen, President  
(term ends May 2009)  
HC 61 Box 833 • Ramah, NM 87321  
Phone: 505-783-2465 • E-mail: pete137@juno.com
- Ted Rodda, Vice President • (term ends May 2009)  
Box 792 • Ramah, NM 87321  
Phone: 505-783-4590  
E-mail: car\_rod@wildblue.net
- Anne Lowden-Gilpin, Secretary  
(term ends May 2008)  
737 Turner Dr. NE • Albuquerque, NM 87123  
Phone: 505-298-6262  
E-mail: grannygilpin@msn.com
- Eileen Domer, Treasurer • (term ends May 2010)  
HC 61 Box 807 • Ramah, NM 87321  
Phone: 505-783-4045  
E-mail: tedomer@wildblue.net
- Duane Barbano Director • (term ends May 2009)  
HC 61 Box 819 • Ramah, NM 87321  
Phone: 505-783-4190  
E-mail: dbarbano@hughes.net
- Jerry Toellner, Director • (term ends May 2010)  
HC 61 Box 842 • Ramah, NM 87321  
Phone: 505-783-4373 • E-mail: toellner@aol.com
- TRLA • HC 61 Box 767 • Ramah, NM 87321  
Phone: 505-783-4690
- Bookkeeper • Mary Ray  
P.O. Box 264 • Corrales, NM 87048  
E-mail: mstingrayy@netscape.net
- Ranch Hand • Ralph Cranston
- Bathhouse Maintenance • Margaret Allen  
505-783-2492 ✓

### **Board Member Applicants Requested**

**Due to the resignation of Gerry Ackerman earlier this year, the TRLA Board is asking for candidates who are willing to serve on the Board. If you would like to be a part of this Board and help continue to promote positive direction for our community, let us hear from you. Applicant must be prepared to help solve problems in conjunction with a proactive and positive thinking Board. Call Linda Pedersen, 505-783-2465 or E-mail: pete137@juno.com.**



RETURN SERVICE  
REQUESTED

TRLA  
HC 61, Box 767  
Ramah, NM 87321-9611



**PLEASE...  
SLOW DOWN**



**REQUEST FROM THE ROADS COMMITTEE**

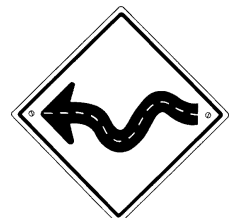
**Our roads committee has requested that everyone PLEASE SLOW DOWN.**

**The rapid decline of the road conditions after grading is due in great part to speeding. Posted speed limit is 30 m.p.h.. When was the last time any of us drove on Timberlake Roads at 30 m.p.h.?**

**In addition to causing road conditions to rapidly deteriorate, the ever increasing dust caused by speeding causes health problems.**

**We would ask that you PLEASE SLOW DOWN!**

**A little consideration for your fellow travelers, your neighbors, and our road workers would be sincerely appreciated. ✓**



**Editor**