

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES  
TCC RANCH HOUSE – 10 A.M.  
June 19,2021

Call to Order : 10:04 am

Introduction/Announcements: Board members present: Don Ouellette, Steve Stevens, Julie Farrell, Charley Haverstick, Sharon Axtell, Mary Ann Armijo, Judi Murphy.

Landowners present: Barbara Stevens, Shirl Henderson, Nancy Wills, Steve Wills, Killarney & Joe Martinez, Duke Armijo, John Hardison, Pam Antosh, Jeff & Diana Waddell, Tom Abbott, Ron Schali.

Mary Ann made a motion to remove the Bath House and Controlling Board meeting out of executive and into general session. Judi seconded.

Approval of Minutes from April and May 29,2021: Mary Ann made a motion to approve the April and May meeting minutes. Charley seconded, approved.

Welcome new board members: Don welcomed Julie and Judi.

Treasurer's Report (Steve S.)

<b>Treasurer's Report JUNE 2021</b>		
Wells Fargo – Deposit		103,733.75
Wells Fargo – Operating		48,226.97
Wells Fargo –Reward Fund		1,525.03
Wells Fargo – Savings Account		
<b>Ranch House</b>		20,000.00
<b>Road Emergency</b>		44,912.70
		218,398.45
<b>DUES OUTSTANDING</b>		
Accounts Receivable 19/20		286.38
Accounts Receivable 20/21		3,038.93
		3,325.31
6050 Annual Meeting		1,155.58
6191.01 Gravel		1,668.95

Liens and Foreclosures Report (Judi): As of May 31, 2021, there was only one lien remaining to be released. Ms. Armijo will deliver the release request to Cibola County on Monday, 6/21/2021.

There are currently 9 accounts with a deficiency balance in excess of \$200.

Roads Report (Don): In May the BIA and Timberlake were graded and dragged. The cycle mower was picked up in Albuquerque, uncrated and assembly began. The burn pile was pushed up. In June, the BIA and NML was graded and dragged, all Cloh Chin To roads were graded and prepped for gravel, Shorecliff and Cliffrose CT were graded and dragged, Oak CT, Woodland, Hilltop & Sunflower were dragged. Don called Cibola County roads department about the cattle guard at the end of Timberlake being filled with dirt. After several calls the county came out and cleaned it out.

Architectural/Maintenance Report (Mary Ann): One RV cover has been approved. There is still no response from the guy with Hip Camp. Mary Ann reported that someone is camping. Mary Ann will research whose property it is and attempt another contact with the landowner. Tom asked if an RV cover is allowed if not building. The enclosed cover is not allowed but open is.

Commons Report (Charley):

Items that were reported and repaired or need to be repaired:

Porch doors not latching properly – repaired.

Chain in the toilet in the Ranch House was repaired temporarily with a paper clip – Repaired properly

Toilets in the women's Bath House were not filling up properly or slowly – shut off valves will be replaced  
Lisa Lewis who cleans Bath House believes someone is using the showers to wash dogs and leaving a big mess – will check video cameras to find responsible persons  
When will new hot water system be installed and ready for use – items need to be picked up from Albuquerque and no other expenses for the Bath House will be considered until this matter is resolved.  
Porch replacement/extension has been completed and flooring will be purchased and installed in the near future.  
Mary Ann will call on Monday to locate and complete this undertaking.  
Request for tables for a wedding gathering – were loaned

Communications Report (Julie) : Posted: In the Ditch – June 26 am pick up trash; annual report; stitchers dates; Board member list.

Fire Department Report: (Julie) No fireworks is now in effect. FD personnel can now write citations for campfires. Cibola County is in Stage 2 and McKinley is not in a stage, yet. Julie suggested that perhaps there is some gate key passing around. Tom asked that when campfires are allowed, that the info be put on the home page of the web site. There can be no charcoal, just propane. Julie has asked for a couple of big red signs to be hung at the gates to the lake stating that citations will be given. Discussion followed.

Mary Ann made a motion to remove the last three items under Old Business.

### **Old Business:**

1. .Purchase of cycle mower and brush trimmer: This is ready to go.
2. Forest management sub-committee status

#### **FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT FOR JUNE 19,2021**

1. With Shirl no longer on the board we will need a board member to participate in the wildfire mitigation committee.
2. We have applied to the state for FHI funds for this fall to treat 20 acres of the commons in the area southwest of Yucca Dr. and abutting the Cibola national forest. Once Clay does the survey he will write up the prescription that will determine the cost. This is a 70/30 cost share with the state providing the 70 and TRLA covering the 30%. Need to confirm that there is still \$15k set aside in this year's budget, which was carried over from last year's budget for the purpose of cleaning up the commons.
3. Clay has funding to do 3-4 more FHI grants for TRLA landowners for the next round. We are working on getting some applications submitted by interested landowners- have a couple and need more.
4. We will continue working with Yolynda Begay of the Mt Taylor Ranger District on getting a fire buffer zone along the east boundary of Timberlake. As she explained at the annual meeting, this will take a couple of years to do the paperwork before the work actually starts. This work should also include the section of Cibola National Forest the adjacent to the commons along the cliff side of Timberlake.
5. The committee would like to work with Wayne Ramm on the website to make finding information related to the committee easier to find quick answers to landowner's questions (ie: width of driveways, defensible space zones around homes, grants for lot cleanup, etc.).
6. Dry grasses/vegetation need mowing along side roads?
7. Todd Haines may let us use the states chipper this fall if we are interested- we would pay for the fuel to run it and need 4 volunteers that the state would train to operate it. We would also need a truck to move it pile locations (landowner lots or the commons) unless we just use it at the burn pile.

3. Restricted water usage status: The ranch house well is pumping 62 gallons a day. It was noted that the well is sucking up a lot of debris and the water is slow running. Judi suggested that the volunteers are aware of the change in flow when pumping water.
4. Nominating committee for annual meeting REMOVED BY MOTION
5. Mailbox cluster addition at post office REMOVED BY MOTION
6. Gravel request from post office REMOVED BY MOTION

## New Business:

1. Cycle mower update: Subject covered previously. Don stated that this will be used in the commons and near the ruins that are on the Ranch. He suggested that perhaps a split-rail fence to keep people from driving all the way to the ruins and also gravel to park on.
2. Credit card for dues payment: Don & Steve went to Wells Fargo to set this up and the Business Manager advised he would get back to Steve but no response yet. The credit card payment would be a direct payment to the bank. He does not know what the fee will be for the convenience of using the credit card. Discussion followed. He will bring this back next meeting.
3. CCV camera addition: Don has two more cameras that will be put inside and outside of the new porch. Killarney asked if only Board Members are able to monitor activity. Don shared that there is no formal monitor and if there is an issue, we can go back to look as the cameras are recorded. Judi made a motion to give the current Board members access and that former board members be removed from being able to monitor, Mary Ann seconded, approved. Steve W will send the manual for the system to Don.
4. Equipment building foundation improvement: Mike Begay will be asked how much it will cost to do the foundation, apron and floor afterwards. Charley asked to start with the foundation and apron. He will email the board with the cost of the work.
5. Cibola county/Timberlake Rd. Maintenance: There is not much we can do except keep on them. A lot more people driving over the road and a lot of heavy trucks, plus no rain.
6. Assignment of responsibility for realtor HOA documents – Mary Ann and Judi will take care of this and Tom requested their email.
7. Restricted Water Usage update: Covered
8. Controlling Board meetings – as far as disruptions. Julie shared that the Sheriff's deputies are more than happy to come every 3<sup>rd</sup> Saturday of every month. Mary Ann stated that if someone comes and point of order, we will listen.

## Landowner input:

### Killarney's questions:

- Q: Is a well fund for maintenance being created?
- A: There is no line item at this time, it is a matter of creating a line item. Mary Ann asked to change the Ranch House fund to the Well Fund. She questioned the Reward Fund and what it is used for. This was created in case of a vandalism and a landowner turns in the individual, there would be a \$500 reward for him. Mary Ann suggested moving the Reward Fund into the Well Fund.
- Q: What is happening with the McKinley County road signs?
- A: Mary Ann reported that a county person was sent out and now they are working on the getting the funding. County will pay for installation

Mary Ann asked if future meetings could be moved to the rock room.

Q: Why can't we get a sign that says Board Meeting on Saturday.

A: Mary Ann said to get a price and Board will discuss both signs.

K: Would like to see something on the power line roads that these are on private property and only the landowner and the power company can use them.

Q: Can TRLA's FB page be live so that new landowners can see what is going on?

A: Nancy will be happy to turn it over to whomever wants to do it. Ron suggested Zoom and after discussion, decided FB would be better.

Tom asking on behalf of OSO owner if the Board would be open to letting them put a tower on the ridge near Cedar and Yucca which is in the common. Don asked Tom to have Lou write up a proposal so the Board can discuss it.

Mary Ann made a motion to adjourn, Charley seconded, approved. 12:15pm