

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
August 21, 2021

Call to Order: 10:00 AM

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

Landowners present: Linda Pedersen & Danny Montoya, Cecil & Melissa Lane, Joe & Killarney Martinez, Gabriel Armijo, Rick & Pam Antosh, Don Parry, Rich Valdez, Veronica Lambert, Adam Pehrson, Ron Schali, Barbara Stevens, Shiril Henderson, Jim & Carrie Zwerg, John Hardison

Land owners, please hold all questions until landowner input

Approval of Minutes from July 19: Charley made a motion to approve the minutes, Steve S. seconded, approved.

Treasurer’s Report (Steve S.)

Treasurer’s Report August 2021		
Wells Fargo – Deposit		190,235.67
Wells Fargo – Checking		54,349.63
Wells Fargo –Reward Fund		1,525.06
Wells Fargo – Savings Account		
Contingency		
Fire Mid/Well Fund		20,000.00
Emergency Road Fund		44,913.23
Total		311,024.15
Outstanding Dues		
Prior Years		286.38
Last Year		2,437.70
This year		63,602.27
<i>Total Outstanding Dues</i>		66,326.35

Liens and Foreclosures Report (Judi): There are zero liens or foreclosures and one letter to go out this week.

Roads Report (Judi): New members were welcomed, reviewed work done from last meeting – Woodland, Monte Vista, Shore Cliff and Cliff Rose and Sunflower were completed. Due to flooding work on some of Sagebrush and Pinetree was postponed and to attend to areas needing attention as a result of the heavy rains. The Committee reviewed a list of road work needed. A project list based on this review is being developed, once completed priorities will be applied for the work to be accomplished based on budget and product availability. Mr. Skowron’s request for attention to the Cloh-Chin-Toh arroyo at the end of Cliffside was reviewed and a proposed action plan defined. Landowners that will be affected by the work that has been proposed will be contacted for concurrence with the planned work. There are several culverts that need attention as they have been damaged to the point that they are obstructing water flow. The Committee agreed that a power spreader device will be purchased to re-open the culverts that have been damaged.

Architectural/Maintenance Report (Mary Ann): There were 4 items in August: covered porch, garage, one horse trailer and a funding-pending house. The landowners are living out of containers.

Commons Report (Charley): The flooring is on the new porch with Rick Antosh's help – Charley thanked Rick – and all that is needed to finish is the baseboards. The switches in the men's side of the bath house will be replaced. Kayleigh is doing the cleaning of the bath house and has complained that there have been muddy messes and dog-hair clogged drains. There are signs on both doors asking users to hose off outside and no dogs in the showers.

Tiffany at For Star Farms asked about using the Ranch House kitchen full time for their business. Charley shared that there is no permit from the health department.

Charley shared a hand-written proposal from Mike Begay to do the work on the equipment storage building. Roughly 60 cubic feet of concrete and materials to do the work comes in at around \$30,000.

The hot water system will be installed in November when the bath house is closed. Jason Jones was approved for \$3500 for materials and work. Materials are purchased and Mary Ann will call and have him return all but \$1100 to TRLA and has 15 days to make the return. If there is no answer to her call, she will send a certified letter.

Communications Report (Julie): The bear was picked up by Mr. Smith of Game and Fish and taken to the Gila area. Judi saw the transfer of the caged bear to another ranger. There have not been any more bear complaints. Julie ordered the "Burn Ban" signs they are posted at the entrance to the Ranch and one at each gate to the lake. She had Wayne post the August agenda, will send minutes when approved, and new Zuni transfer information. Mary Ann asked Julie about the meeting sign, but Julie couldn't get a volunteer to put it up and take it down, so she didn't spend the money.

Fire department report (Julie): Julie showed landowners printouts of why there is still a Burn Ban. Most of the rain went to the east side of the Divide. The burn pile was reopened on the south side away from the buildings. There are two burn piles and Julie asked to push your slash as far back to the pile as possible. She asked everyone to be careful of the rattle snakes.

Fire Mitigation Sub-Committee (Ron Schali)

FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT August 21,2021

1. The state forestry is willing to let us use the FHI grant for 10 acres of commons this year(see attachment) which will cost about \$1300 per acre to thin and remove (to the burn pile) or chip slash. TRLA would pay the contract about \$13000 and get reimbursed \$9100 for a final cost of \$3900 for TRLA. Does the board want to pay to do more than the 10 acres this year while we have a contractor out here? There is approximately 80 acres in the commons along the cliffs that needs treatment. If we do an additional 5 acres that would make this about a 5 year project with a cost to TRLA of approximately \$10,000/year. TRLA would need to arrange pick up and/or distribution of the firewood that results from the work. Once the board approves we will put out bid requests to contractors recommended by the state or who have done work in TRLA in the past.
For the board to consider and vote on:
 - a. Should we accept the grant for the 10 acres and send out requests for bids?
 - b. Should we do more than the 10 acres this year?(The commons area along the cliffs is about 80 acres)
 - c. If yes to a. above then who will approve the bid proposal doc before it is sent out and who will oversee the work being done? Any additions to the list of contractors who will be sent bid requests?(see attached list)
2. 1 TRLA lot owner is in the process of signing FHI grant contract. The state forestry was unable to make it out to cruise more lots this year. Landowners(2) who did not make it this year will be at the top of the list for next year.
3. Info from a webinar about changes in the insurance industry for property in Wildfire Urbane Interface(WUI): It is just a matter of time before home owner insurance companies will require a separate wildfire policy for dwellings in WUI areas. Some companies will offer a discount for homes that meet the have been certified to be hardened to fire and are maintaining a defensible space. In some communities the certification can be done by the local fire department.

Emailed Attachments:
Contractor list
FHI grant docs

Old Business:

1. Roads Committee information: Members are Don Ouellette, Don Parry, Joe Martinez, Steve Wills, and Jack Mansberger, and Judi Murphy, Director.
Don O. said that there is slash on Conejo and slash in a bar ditch on Halcon. Julie will check it out. Don O. also shared that water usage was at 687 gallons a day this year compared to 146 last year. We have a lot of campers this year and Julie shared that it is way down from what it was.
2. Bath House plumbing update (commons report)_ Discussed

New Business:

1. **Status on bath house plumbing- covered in Commons**

Landowner input:

1. Landowner property usage: Landowner handed out a letter to the Board and filed a complaint with the Board regarding an advertisement on the web site "Hip Camp" and work on the property late in the evening.

Discussion ensued to the pros and cons and how to prevent this situation now and in the future and what the Board can and can't do. According to Hip Camp rules, the HOA has to give approval.

Landowner asked if the Board is actively following up on covenant complaints. Mary Ann currently has two and this will make three. The complainant will be given a written notice and have a 30 day time limit to respond to the complaint.

Steve S. made a motion to not allow any Hip Camps and that type of nature to be allowed. Julie seconded. Mary Ann called for discussion. The motion is tabled until the next meeting.

Landowner stated that the Board needs to address the business of drones and the New Mexico state law.

Landowner asked: 1) Has there been a well fund set aside. Steve S said yes and there is \$20,000 in the fund. 2) Any word on the road signs for Timberlake. Mary Ann shared that they have been approved by the county and they are looking into funding now. 3) Was meeting sign bought? Julie stated that she was waiting for a volunteer to put the sign up and take it down, she will order it. Killarney volunteered.

Landowner asked if there was any update on using a credit card to pay dues and Steve said that he is waiting for more information from our bookkeeper to take to the Board.

Landowner asked if the old culverts must be used by TRLA or are they up for grabs to landowners use? Landowner can request a culvert.

Julie made a motion to adjourn, Steve seconded, approved.
Adjourned at 11:20 am