

**TRLA BOARD OF DIRECTORS
MEETING MINUTES
TCC RANCH HOUSE – 10:00 A.M.
JULY 16, 2022**

Pledge of Allegiance: Ms. Axtell led the pledge.

Call to Order: 10:03 a.m.

Introductions: Landowners present introduced themselves and it was noted that there were three landowners who joined through Zoom.

Landowners present: Trish Anderson, Nancy Wills, Sharon Axtell, Barb Stevens, Killarney Martinez, Frank Beissel, Duke Armijo, Rosemary Carlson, Wayne Ramm, Melissa Lane, Jim & Carrie Zwerg, Danny Montoya, Don Parry, James Henson, Jeff Waddell.

Board members present: Mary Ann Armijo, Linda Pedersen, Steve Stevens, Judi Murphy, Julie Farrell, Joe Martinez, and Steven Wills

Agenda Additions / Deletions: Ms. Armijo requested updates to the agenda.

- 1) Facebook Discussion moved New Business in General Meeting
- 2) Ranch Keys Discussion added to New Business in General Meeting
- 3) CC&R Violations added under Executive Session

Mr. Wills moved to approve the amended Agenda, Mr. Martinez seconded, the Agenda was approved as amended.

June 25, 2022 Minutes: Ms. Farrell asked about the term for the Zoom account; Ms. Armijo identified that it is standard for Zoom to be a one-year term. Every year the account must be renewed. Mr. Wills made the motion to approve the June 25th meeting minutes, Ms. Farrell seconded, and the motion passed.

Treasurer's Report:

Mr. Stevens reviewed the financials for the month ending June 2022. Non-budgeted items paid from Account 1108 - Improvements, included upgrades to the Ranch House, equipment building, restrooms and walkways. A recommendation to move the \$5,000 positive difference from the 2021-2022 budget to the Well Fund was made by Mr. Stevens, Mr. Wells seconded, and the motion was approved.

Bank Balance

Wells Fargo - Deposit	82,748.93
Wells Fargo - Operating	46,297.37
Wells Fargo - Reward Fund	1,525.20
Wells Fargo - Contingency Fund	44,918.45
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	175,489.95

Total Year Income	174,928.77
Total Year Outflow	<u>(169,324.36)</u>
	5,604.41
Out Standing dues	7,688.20
Acct 1108 Improvements	42,230.79

Ms. Farrell made a motion to approve the Financial Report as presented, Ms. Murphy seconded, the motion passed.

Committee Reports:

1) Commons Report:

- a) Purchased 8 padlocks (all keyed the same) for outer storage building doors. Will be distributing keys out as required.
- b) Purchased two timer switches. Will be installed early this week
- c) Cleaned / repaired shower heads in men's and women's bathrooms.

2) Communications Report:

- a) TRLA Website Postings
 - 1) Minutes
 - 2) Board Members Gmail Accounts
 - 3) Agenda
 - 4) Financials
 - 5) Landowners Change of Address
- b) Working on TRLA Webpage cleanup

3) Fire Department Report:

- a) Shared that PHI and AirMed emergency flight companies provide services in the TRLA community. Landing area is Timberlake Road between Buttonwood and Cottonweed.
- b) Due to recent rains the drought meter is dropping, however, McKinley and Cibola Counties still under burn bans. Landowners cannot use chain saws to clean properties between 10:00 and 4:00 daily; before or after is allowed.

4) Liens and Foreclosures Report:

- a) Liens Recorded since 6.25.22: 0
- b) Demand Letters/Communications: 2 LOTS PAID
- c) Liens to be filed 8.1.22 if no payment received: 2
- d) Total lots in arrears > \$100: 27

5) Roads Report – May/June:

- a) Work Completed
 - 1) Ramah Navajo graded the BIA 1 mile section
 - 2) McKinley County graded 1 mile off HWY 53 and 4 miles from fire station to Box S

- 3) All Cloh-Chin-Toh roads bar ditches touched up and dragged. This includes Cliffside Court
 - 4) Lakeview Drive dragged and bar ditches touched up
 - 5) Due to storm damage, Shorecliff Drive needed bar ditch and culvert backhoed
 - 6) Bar ditch and culvert backhoed on Cibola Road flats
 - 7) Field of Streams (Cloh-Chin-Toh) Cibola County Roads Superintendent and Road Director met with landowner.
- b) Equipment
 - 1) Blades on tractor drag were adjusted in house for better road contact
 - c) Ongoing Work
 - 1) Bar ditch and culvert cleanup continues
 - 2) Road evaluations for gravel continues
 - 3) Met with McKinley County on July 11th
 - 4) Meet with Cibola County TBD
 - 5) Met with Ramah Navajo to determine ownership and maintenance of BIA 112. Ramah Navajo will continue to maintain until ownership can be identified.

6) Architectural/Maintenance & CC&R Report:

- a) Approving 2 Green Houses
- b) Sent out nine registered CC&R letters
- c) One CC&R violation – landowner agreed to action plan
- d) One CC&R violation closed as the exception was grandfathered in
- e) Two CC&R potential violations waiting response from Roads Committee

Old Business:

- 1) **Mailbox Cluster:** The new cluster has been installed.
- 2) **Road Signs:** Ms. Armijo and Mr. Martinez met with County officials regarding signs. Forty-eight (48) signs have been ordered; County reviewing right-of-way easements prior to commencing installation. Signs will be located along Timberlake Road and adjoining side roads only.
- 3) **Committee Members:**
 - Mr. James Henson and Mr. Jeff Waddell have been included in the Architecture Committee.
 - Ms. Killarney Martinez volunteered for the CC&R Committee; and, Ms. Pam Antosh will be contacted based on her past interest to participate. A Non-Disclosure form will be designed and signatures requested due to the sensitivity of topics addressed

New Business:

- 1) **Change of August Meeting Date:** Due to schedule conflicts and community events scheduled on August 20th, it was suggested that the TRLA Landowners' meeting be moved to August 21st at 2:00 p.m. Mr. Martinez made a motion to move the meeting as suggested, Mr. Wills seconded, and the motion was approved.
- 2) **Community Ranch Keys:** It was noted that the vendor that supplied keys for Landowners to access the gates, bathhouse, etc., will no longer be able to supply the keys. Mr. Wills will research additional vendors in Gallup and Grants for keys. A suggestion was made to request real estate agents collect prior owners' keys for redistribution to new owners.
- 3) **Facebook Discussion:** There was open discussion regarding misinformation that is spread using the un-official Timberlake Ranch Facebook page. While it is the right of every individual

to voice their opinions, it was suggested that Board members should respond only when necessary to clear-up misinformation. It was further suggested that individuals with questions should be directed to the official TRLA website and the Board of Directors for specific questions and concerns. In addition, the TRLA Newsletter that will be distributed in the near future will contain information on how to join the Landowner Meetings via Zoom and list the Board members' email addresses. This will allow Landowners to be better informed about their community and know how to contact the Board with their questions and/or concerns.

Landowner Input: Landowners present participated in the discussions listed previously in these minutes.

- Mr. Montoya suggested that volunteers be sought to run the Association's equipment to limit the cost. It was identified that the Roads cost increases for the new fiscal year were not due to wage increases but due primarily to materials cost (gravel, gas, etc.). In addition, it was identified that insurance liability cost could be significant for individuals with less experience as premiums are based on operator experience.

Adjourn: There being no other topics raised, a motion to adjourn was made and approved; meeting adjourned at 11:25 a.m.