

**TRLA BOARD OF DIRECTORS
MEETING MINUTES
TCC RANCH HOUSE – 3:00 P.M.
JUNE 25, 2022**

Pledge of Allegiance

Call to Order: 3:01 p.m.

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

Landowners present: Trish Anderson, Nancy Wills, Barb Stevens, Killarney Martinez, James & Veronica Henson, Rich Valdez, Frank Beissel, Duke Armijo, Tom & Kandy Abbott, Rose Carlson, Andy & Diana Ramm, E. Gonzalez.

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: being none the agenda was approved as presented.

Approval of April 23, 2022 Minutes: Mr. Wills moved that the minutes be approved, Mr. Stevens seconded, the minutes were approved by the Board.

Treasurer's Report:

Mr. Stevens reviewed the financials for the month ending May 2022. He identified that expenses were quite close to budget noting that with the cost for expenses (supplies, gasoline, services, etc.) on the rise it may be difficult to stay within budget. It was noted that the current financials do not reflect the landowners' dues for which statements will be sent on July 1, 2022. Mr. Martinez motioned to approve the financials as presented, Ms. Murphy seconded, and the motion was approved.

Committee Reports:

1) Commons Report:

- a) Putting together summer repair / action list
- b) Ranch house - need to adjust 1 porch door and install bottom seals on all porch doors
- c) Ranch house - need to replace padlocks on outer storage building doors.
- d) Ranch house - need to replace light timer switch in men's bathroom
- e) Will order 500 Ranch gate keys and 4 to 6 gate padlocks

2) Communications Report:

- a) TRLA Website Postings
 - (1) Minutes
 - (2) New Board Members
 - (3) Agenda
 - (4) Financials
- b) Annual Trash Pickup was completed 6/25
- c) Noted that there were horses on the BIA road; owner could not be located

3) Fire Department Report:

- a) 157 Road back open, no campfires allowed
- b) McKinley and Cibola Counties still under burn bans; landowner requested if the TRLA website can be updated when the burn bans are lifted
- c) A recent fire had to be extinguished in Fence Lake area
- d) There was also a fire recently near the Ice Cave
- e) Recently ATV's have been seen on the Ramah lakebed, if anyone sees this, please report it
- f) With the drought mountain lions and bears are becoming more of a danger in the community, please report any incidents

4) Liens and Foreclosures Report:

- a) Liens and Foreclosures: 4.23.22: 2
- b) Demand Letters/Communications Sent: 4 (5 Lots)
- c) Total lots in arrears > \$100: 34
- d) Total money owed TRLA: \$9847.71
- e) Missing landowners' addresses found: 2
- f) Deed recorded on foreclosed lot to landowner from TRLA in 2006.

5) Roads Report – May/June:

- a) Work Completed
 - (1) Side roads graded and dragged to bring up gravel
 - (2) BIA road graded by outside agency
 - (3) Cibola and “no mans’ land” graded and dragged
 - (4) Side roads are being evaluated for culvert damage and bar-ditch touch-up
 - (5) County called to grade McKinley County Road 410-A (Timberlake Road)
 - (6) Fixed culvert on Bluebird
 - (7) 2 landowners on Bluebird installing culverts this week
 - (8) BIA graded again on 6/22/2022
- b) Equipment
 - (1) Chains and plow removed from equipment
 - (2) Will adjust drag blades in-house
- c) Ongoing Work
 - (1) Road evaluations for gravel and prioritization for summer
 - (2) Field of Streams (Cloh-Chin-Toh) awaiting word from Cibola Engineer

6) Architectural/Maintenance & CC&R Report:

- a) Approved 1 Greenhouse & 1 Shed
- b) Reviewed and working 13 CC&R violations
 - (1) 4 RV on lot more than 6 cumulative months within 1 calendar year
 - (2) 1 RV inside setbacks
 - (3) 2 camping in sheds
 - (4) 2 driveways washing out onto side road
 - (5) 1 propane tank not covered
 - (6) 1 residential building violation
 - (7) 1 open storage of equipment
 - (8) 1 lot rental violation

Old Business:

- 1) **Welcome Packets** – There are several new landowners to which packets need to be distributed. The outgoing Board Secretary, Ms. Axtell provided several welcome packets to local real-estate agents. A discussion ensued regarding the best approach for supplying the information to new landowners. The Board will explore options up to and including posting the information to the TRLA website, sending via USPS and email, etc.
- 2) **Water Usage:** 410 gallons average usage per day Memorial Day weekend through 6/25/2022

- 3) **Road Signs:** An inquire was made regarding the TRLA community road signs. Ms. Armijo and Mr. Martinez will meet with County officials regarding signs in July. It appears that this may soon be placed on the County's approved work list. Update to follow at the next Board meeting.
- 4) **Official TRLA email addresses and passwords:** Distributed to Board members to use. Board members are working to get logged into the addresses so that they can begin using them.

New Business:

- 1) **Zoom Meetings:** The benefits of continuing the ability for landowners to join the monthly meetings via Zoom was discussed. Ms. Armijo identified that an account with unlimited time usage would cost \$149 per year. Ms. Pedersen made a motion to approve setting up a Zoom account for TRLA Board meetings and to expense it from the Commons budget. Ms. Murphy seconded the motion and the motion passed. It was noted that Ms. Armijo will be the administrator on the Zoom account.
- 2) **Committees:** Two landowners have volunteered to be part of the Architectural Committee: Mr. Jeff Waddell and Mr. James Henson. Ms. Farrell and Mr. Wills are still reviewing how volunteers may assist the CC&R Committee without identifying landowners for which complaints have been lodged.
- 3) **BIA Road:** Ms. Pedersen is continuing to investigate TRLA rights and liabilities with respect to the upkeep of the BIA road. It was determined that a letter should be sent to counsel to identify potential liabilities. Ms. Pedersen will send a letter to Board counsel.
- 4) **TRLA Laptop:** Purchase of a laptop to be used by the Board Secretary was discussed. Through the discussion it was identified if Board members are using the official email addresses documentation will be retained and can be obtained if needed. Therefore, it was determined that an official TRLA laptop is not needed at this time.

Landowner Input: Landowners present participated in the discussions listed previously in these minutes. One additional topic was raised for review; Facebook. TRLA does not own the TimberLake Facebook page and therefore is not responsible for information that is shared through that channel. It was suggested that Board members may correct mis-stated facts through this channel but were encouraged to refrain from open communication there. The official TRLA website is where information related to the community and official events will be shared.

Adjourn

Ms. Farrell made a motion to adjourn, Mr. Stevens seconded, the meeting was adjourned at 5:45 p.m.