

TRLA BOARD MEETING MINUTES TCC RANCH HOUSE – 10:00 a.m. SEPTEMBER 17, 2022

Pledge of Allegiance – Ms. Pedersen led the Pledge

Call To Order – 10:05 a.m.

Landowners Present: Rick Farrell, Melissa Lane, Don Parry, Danny Montoya, Jon Westdal, Greg Brookes, Ron Schali, Nancy Wells, Rosemary Carlson, Tracy & Martin Slintak (11 landowners participated through Zoom)

Board Members Present: Linda Pedersen, Judi Murphy, Julie Farrell, Joe Martinez, and Steven Wills

Additions / Deletions to Agenda

- The Executive Meeting was tabled; date to be determined based on Board availability.
- Ratify email vote and update on internet upgrade; removed from Old Business as this was addressed in the August meeting.

Minutes from August 21, 2022: Ms. Pedersen asked if there were questions on the August minutes as presented. Being none, Mr. Wills motioned to approve as presented, Ms. Murphy seconded, and the motion was approved.

Treasurer’s Report: Mr. Wills, standing in for Mr. Stevens, reviewed the change to the format of the Report; then moved on to the financial reporting.

INCOME

Assessment fees collected current month	\$ 18,484.09
Assessment fees collected YTD	\$ 18,484.09
Assessment fees outstanding	54,560.48

EXPENSES

August expenses	\$20,250.03
YTD expenses	\$24,831.52

Wells Fargo - Deposit	178,056.77
Wells Fargo - Checking	41,378.97
Wells Fargo - Well Contingence Fund	6,525.21
Wells Fargo - Road Repair/Contingency	44,919.21
	270,880.16
Prior Year Outstanding Dues	5,651.13

Ms. Murphy made a motion to approve the August Financials, Ms. Farrell seconded the motion, and the motion was approved.

Committee Reports:

- **Commons Report**
 - Repaired both door sills in Rock Room
 - Planed both doors in Rock Room for proper operation
 - Mr. Schali shared that the forest management crew will soon be on site to begin the Commons work previously approved by the Board. It was also shared that two landowners are also taking advantage of the forestry grants.
 - The idea of creating an ad hoc committee to address adding walking trails to the Commons was reviewed. Mr. Brooks and Mr. Schali will Co-Chair the committee, Ms. Farrell and Mr. Wills will be the Board liaisons, and other volunteers will be invited to sit on the committee. Ms. Murphy made a motion for the newly formed committee to draft a proposal on the work to be done and that the Board liaisons bring it to the Board via email to allow work to begin at the Committee's earliest convenience. Mr. Martinez seconded, and the motion was passed. Clarification on the use of the Commons areas and publishing the accepted use guidelines on the TRLA Website was requested of the Board.
- **Communications Report**
 - Postings to TRLA Website
 - Minutes from August Board Meeting
 - Due to Fort Wingate missile launch Hwy 157 closed past camp grounds
 - 9/11 Parade success
 - Social events of the surrounding area posted
 - Removed notification of graffiti
- **Fire Department Report**
 - A white rescue truck will be used while current truck is in for repairs
 - Frank & Trish Anderson are new volunteers to the TRLA Department
 - A fire citation was issued this past month and will follow the legal process to resolve.
- **Liens and Foreclosures Report**
 - No Foreclosures at this time
 - Three new liens placed
 - Two of the 6 landowners contacted about past dues paid this month
- **Roads Report**
 - Repaired culvert on Sagebrush/Timberlake Rd
 - Repaired bar ditch & cul-de-sac on Hilltop, storm damage
 - Graded/mowed Shore Cliff to lake
 - Graded/drug north of Lake View Drive to lake
 - 9/2 29 loads of gravel delivered for Sagebrush Rd. from Timberlake Rd and ranch house Rd to Timberlake Rd.
 - Fuel delivery
 - Ranch house area back of house cleared of equipment, parts and debris. Dragged and graded by Don Parry.
 - Repaired bar ditch on Bluebird due to rain damage
 - Installed culvert on Blue Jay Rd to eliminate water back-up issues
 - Equipment
 - Need to resize snow chains for tractor and graded before winter
 - Ongoing Work
 - More gravel ordered for continued side road maintenance

- Architectural/Maintenance & CC&R Report
 - No Architecture activities
 - Closed three CC&R's
 - Sent three CC&R letters
 - Seven CC&R's pending

Old Business – None to report

New Business:

- Website Announcements – Deferred to next Board meeting

Landowner Comments or Questions

- Mr. Parry suggested that “smoke bombs” be purchased to help eliminate the prairie dog infestation. Also, that grass seed be ordered to spread around the Ranch House. Mr. Wills identified that this will be addressed by the Commons Committee.
- The Bath House at the Ranch will remain open for the Forest Management crew to use while on site addressing the Commons areas.

Adjourn: Ms. Farrell motioned to adjourn at 11:03 a.m., Mr. Wills seconded, and the meeting was adjourned.