

# **TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION**

**ANNUAL MEETING  
May 23, 2015  
2014/2015 Fiscal Year Report**



## **Board of Directors**

**Clint Burleson**

**Don Parry**

**Sharon Axtell**

**Nancy Ramm**

**Linda Shoppe**

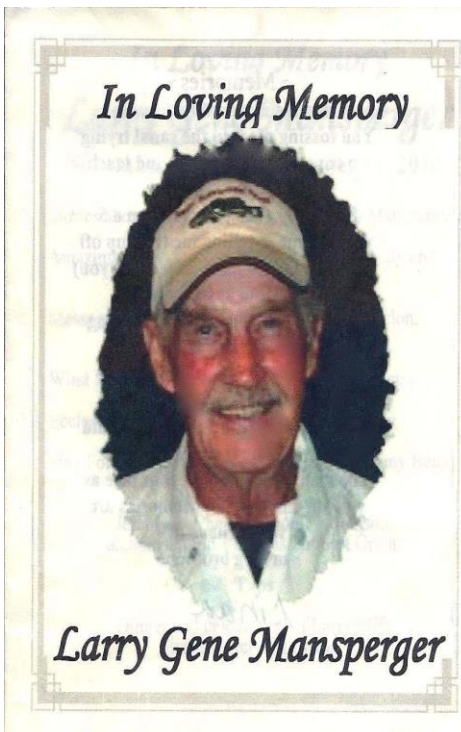
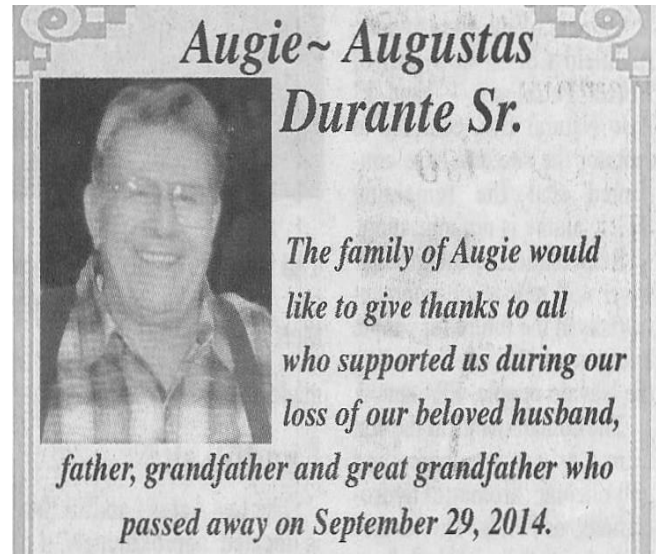
**Ron Schali**

**Steve Wills**



## TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, past Board members, volunteers – fathers, brothers, and husbands. Some helped build, construct, cultivate, organize – others were present to support and encourage. They all in some way left a mark in Timberlake and we are committed to their memory.



**Bob Barry**

# BOARD OF DIRECTORS' REPORT

Board Meetings were held in May (after the Annual Meeting), June, July, August, September, October, February, March and April. In addition to all of the projects reported elsewhere in this report, the following tasks were achieved by your Board:

1. Continued development of storing official documents on Google Docs so that Board Members can review more easily.
2. Held Law Enforcement Forum for landowners. Cibola County Sheriff's Department and New Mexico State Police District 6 Gallup attended. We hope to get the McKinley County Sheriff's Department and the Navajo Police attending this year.
3. Facilitated the Forest Guild in contacting landowners in a fire brush and tree removal grant. The grant pays 90% of the cost and the landowner pays the remaining 10%. Grant money is still available if anyone wishes to participate.
4. Added HOA Companion Form to HOA Disclosure Form to better track new/changing landowners.
5. New Timberlake Ranch Landowners Official Web Pages launch to alleviate continued support from Roger Irwin and David Skinner.
6. CCT 74 access improvement nearing completion.
7. Continuing communication with McKinley and Cibola County Road Managers to better maintain Timberlake Road from Highway 53 to the Box S.
8. Remodeled the old Ranch House "Work Room" to become a "Craft Room" for the Volunteer Group.
9. Continuing development of side roads along the East and West edges of Timberlake, such as Fox, Black Bear, and Cedar.
10. Continuing to develop roadway between the mail boxes and the cattle guards in order to have Cibola county take over maintenance of that section of Timberlake Road.

## Areas under Board Investigation:

1. Road maintenance is always the major concern.
2. Continued maintenance/improvement of Common areas, Ranch House and Bath House.
3. Continued review of equipment and capital investments for the next two to ten (10) years (ie: Ranch House metal roof in eight years and construction of equipment storage facility for the grader, tractors, Ford 550, brush hog, snow plow attachments, etc. A replacement for the diesel storage tank is also being considered.
4. Investigation of TRLA land rights and options on commons lake area via an appointed subcommittee.



## Commons Report

Craft room floor re-finished, the walls re-textured, a base board installed. The room was painted by the volunteers and new lights and extra outlets installed.

Fence on Shore Cliff was re-built.

Fence work was started on the commons next to Bond's land and will start installation on barb wire when dry enough.

The Cloh Chin Toh trail head fence was completed with a walk pass thru. A gate was installed for fire and emergency access. The parking lot was graveled.

Fenced storage area removed at east of Ranch House.

Bun pile was moved away from Cindy Crawford's property.

The fence around the Ranch House was scraped and re-painted by Tom and Darlene Merrit.

The pavilion for cooking was painted and water and electric installed.

The mower and storage room had outlets, switches and lights installed.

New brighter lights in kitchen of Ranch House.

There was a meeting with the Forest Guild about tree trimming and cleanup of South road to lake area and possibly North side.

## Communications Report

### Website:

TRLA's website is hosted by *trnews.info*, which was sponsored and maintained by Roger Irwin and Tim Madsen with David Skinner taking care of the association's page. Wayne Ramm has agreed to take on the role of webmaster and continues to make changes and improvements to the site. Check it out at <http://www.trnews.info/index.html>

### Timberlake Times Newsletter:

The Timberlake Times Newsletter was published in July 2014, November 2014 and March 2015. Nancy Ramm is the newsletter editor, along with lots of valuable assistance from the Timberlake Neighborhood Volunteers who assist in preparing the remaining hard copies. Printed newsletter numbers are down to about 160, versus 220 last year and 300 the year before. Distributing the newsletter electronically, via email and the website, saves landowners considerable money, with the reduction of paper, toner, labels and postage costs, as well as the manual labor required to print, fold and assemble the hard copies. If you are currently receiving a hard copy, but would like to receive a color version via email, please contact Nancy Ramm at [nancyramm@wildblue.net](mailto:nancyramm@wildblue.net).

### Timberlake and Rosie Alerts:

When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts, thefts or suspicious behavior, etc.) an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system should contact Linda Pedersen or Steve Wills.

### Timberlake Ranch Facebook Page:

You can now follow us on Facebook @ Timberlake Ranch, a place to meet your neighbors, leave feedback, share pictures, stories or what not!?!?! Linda Shoppe is our Facebook editor. Thanks, Linda!

## Demographics of Timberlake Ranch and Landowners

Timberlake Ranch covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1--10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

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### Number of Lots according to Subdivision:

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

Unit 10: 27



**TRLA Common Land:** There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100' narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 909 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west

As of May 2015, Timberlake landowners (577) reside in 29 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona (42%), followed by New Mexico (35%), and then California (9%). **There are 157 residences in Timberlake. Of these, 67 are fulltime residents (5 rentals), 14 part-time residents, and 76 considered recreational. Included in the recreational group are homes that are vacant, foreclosed upon or in the foreclosure process, or a combination thereof. 3 homes will be under construction this summer**



## EQUESTRIAN/HIKING REPORT

### COMMON LAND ACCESS

Don Parry oversaw the completion of the trail and parking lot by the cliff dwellings on Cliffside Rd.

Please contact Mary Jo Wallen if you need information about horseback riding trails within Timberlake or in the surrounding forest areas.



# Roads Report

**JULY 2014 - APRIL 2015 (FY 2014 - 2015)**

Timberlake road from the "Y" to mailboxes was widened and over 300 tons of gravel was installed. The culverts there was also lengthened.

There was a gift of dirt from Wayne and Nancy Ramm and it was hauled to Blackbear from Timberlake to the top of the hill there. Gravel was installed on most of that area and will be finished on the next budget.

Dirt was installed on upper Sage Brush from Elk to the North end. The road was then graveled.

Roadrunner had five culverts installed and was graveled.

The very bad section of Fox received a culvert and fill dirt. Another culvert was installed higher up and that road received gravel.

Cottonwood loop was graded and was graveled.

Elk from Timberlake to Culebra was re-graded and graveled.

Lobo from Timberlake to Sagebrush was graded and graveled.

Conejo was graded and graveled from Timberlake to Halcon.

Cedar was graded and graveled from Timberlake to Yucca.

A section of Aspen loop had trees removed then was graded and graveled.

The culverts on Shorecliff were cleaned, one was removed and replaced with a larger one and that area graveled.

There was a plugged culvert on Sunrise removed and the culvert from Shorecliff was installed and that area graveled.

A plugged culvert on Woodland was removed, cleaned and reinstalled.

All roads were drug several times.

The washed out culvert on Pinetree was repaired and a Landowner culvert that was damaged previously was repaired.

Several culverts along Sagebrush received fill and were reshaped.

Snow plowing was done several time by Jack Mansperger and Elvin Lewis.

Timberlake was heavy graded and received gravel from Cibola County.

There is work started on Canyon Road from the 53 to the BIA section.

Don Parry and Steve Wills co-chairman of Roads.



TRLA grader with a few modifications by Don Parry

# Architectural and Maintenance Report



- 8 House plans approved
- 1 Garage plan approved
- 1 Ramada plan approved
- 3 Covenant violations resolved
- 1 Complaint – pending

## TRLA Budget Report for 2015 Annual Meeting Fiscal Year 2014-2015 May 23, 2015

<b>Total Income</b> - July 1, 2014 thru April 30, 2015	\$174,666.71
<b>Total Expenses</b> - July 1, 2014 thru April 30, 2015	\$141,239.68

**Budget for 2015-2016** - Approved by the Board on April 18, 2015. **Dues will remain at \$230.**

<b>Total Income</b> -	\$160,068.00
<b>Total Expenses</b> -	\$177,827.00
<b>Total Deficit</b> -	\$ 17,759.00

### Collections

- **7.7% or \$12,641.99** is still owed for current year's dues, compared to **8.2%** last year
- **\$8,252.26** is still owed for prior years (2008-2014)
- Total Past Due amount **\$20,894.25**  
As of 4/30/2015, **\$11,469.44** was collected for prior year's dues

### *As of April 30, 2015:*

- One lot TRLA foreclosed on last year was offered for sale to all Timberlake Landowners by way of a sealed bid process. A bid above the minimum bid of \$16,000 was met and the sale process was finalized in July 2014.
- Two lots that TRLA foreclosed on last year has been offered for sale to all Timberlake Landowners by way of a sealed bid process. A required minimum bid of \$15,000 each was established to cover TRLA's expenses, such as past dues owed, legal fees and back taxes paid by TRLA. If bids are received by the deadline, the sale process should be finalized by July 2015. If the minimum bids are not received, TRLA will open the sale to the public.
- Six lots are with the lawyer to begin foreclosure proceedings.
- TRLA has foreclosed on two lots this year. At the advertised, legal proceedings of the sale/auction on the courthouse steps a buyer purchase the two foreclosed lots, effectively reimbursing TRLA for all past association dues and legal expenses. These funds were returned to TRLA's budget.
- Liens placed this year, due to delinquent association dues - 15, compared to 0 last year.
- Liens released this year - 10

### Legal Report

TRLA retains the law firm of Cassutt, Hays & Friedman, P.A. in Santa Fe, New Mexico.

Legal expenses cover foreclosure proceedings and legal opinions on issues, such as covenant violations, hunting and livestock concerns, foreclosed property sales, Dept. of Justice Water Rights/Zuni Adjudication, the Homeowner Association Act, and the Guest Membership Agreement.

- TRLA has foreclosed on two lots this year. In NM, there is a 9-month redemption statute, which is a required waiting period before resale, so these lots are now owned by TRLA, but cannot be resold until after the 9-month period.
- Two lots are with the lawyer for foreclosure. Two lots were foreclosed on by a bank and we are attempting to collect our past due dues.
- Liens placed this year, due to delinquent association dues - 0, compared to 8 last year.
- 4 Liens released. 2 from May 2006, 1 from June 2011, 1 from March 2013

**And finally the Board of Directors would like to thank the many volunteers who make this such a great place to live and play.**



## Volunteers

Axtell, Sharon  
Boller, Dan & Kathy  
Burnam, Allen and Pat  
Bybee, Alice  
Crawford, Cindy  
Dobbs, George and Nancy  
Duncan, Barb  
Ellett, John & Karen  
Garcia, Jo  
Gray, Herb  
Farrell, Julie & Rick  
Haverstick, Charley and Judy  
Henderson, Mike and Shirl  
Irwin, Roger  
Kangas, Bill and Carren  
Kelly, Barb  
Kirchner, Bill

...And to those who wish to remain anonymous

Lane, Cecil and Melissa  
Lipka, Mike  
McNabb, Sue  
Mansperger, Larry and Pam  
Mansperger, Jack  
McGuire, Judy and Larry  
Merritt, Tom and Darlene & Family  
Montoya, Danny/Pedersen, Linda  
Parry, Don and Joleen  
Railsback, Steve and Chris & Family  
Ramm, Wayne and Nancy  
Shoppe, Dave and Linda  
Skinner, David  
Stevens, Barb and Steve  
Wallen, Dick and Mary Jo  
Wills, Steve and Nancy  
Zwerg, Jim and Carrie



## Timberlake Volunteer Fire Department

Beoff, Justin  
Ferrill, Lee & Dana  
Fisher, Susan  
Hollingsworth, Kerry  
Kalista, Cherie and Christina  
Luciano, Raf  
Montoya, Danny  
Pettigrove, Frieda  
Sanders, Billy & Sheri  
St. Charles, Dan  
Wilson, Andy and Avery  
Wolford, Bill now retired)

