

# **TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION**

**ANNUAL MEETING  
May 28, 2016  
2014/2015 Fiscal Year Report**



## **Board of Directors**

**Sharon Axtell  
Don Parry  
Kevin Farmer  
Steve Wills**

**Nancy Ramm  
Linda Shoppe  
Ron Schali**

## TIMBERLAKE REMEMBERS

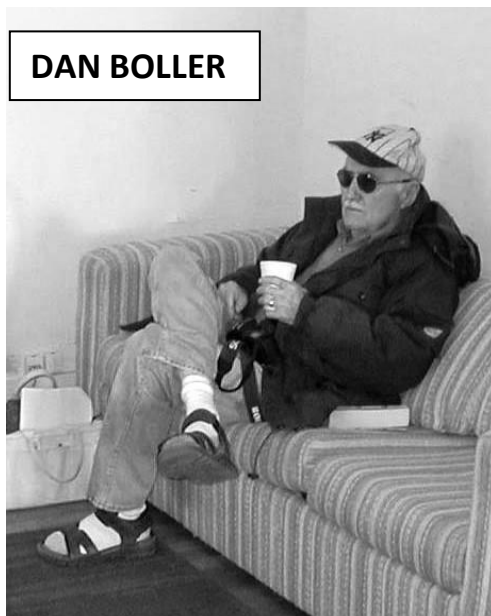
A few in our community have been lost to us in the last months. These souls were our neighbors, friends, past Board members, volunteers – fathers, mothers, husbands and wives. Some helped build, construct, cultivate, organize – others were present to support and encourage. They all in some way left a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



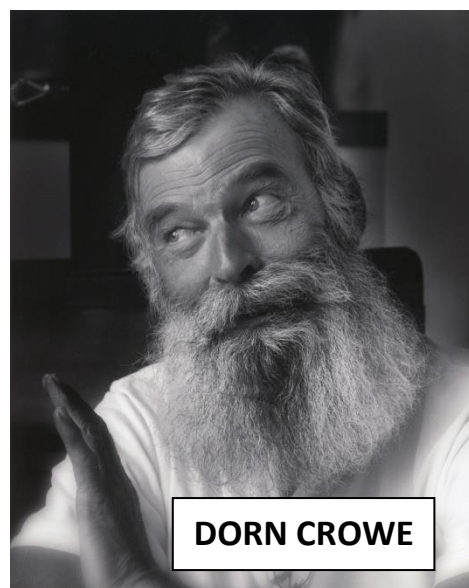
**TED RODDA**



**JO GARCIA**



**DAN BOLLER**



**DORN CROWE**

# 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. Repeated Law Enforcement Forum for landowners. McKinley County Sheriff's Department attended this year. That meeting inspired a more formal Neighborhood Watch program, *See Something, Say Something*.
3. Forest Guild grant for removing landowners in a fire brush and tree removal was a success. McKinley County landowners who participated were very happy and would repeat using the grant if available. We are in contact with the Forest Guild's efforts in getting another grant and will keep the TRLA community informed.
4. Sold the TRLA Board owned lot on Culebra to new landowner through public sale. The lot on Cottonwood Drive is still for sale.
5. Worked with Box S landowner and Indian housing developer moving dirt from Box S property to Indian housing development new Lewis Trading Post on Highway 53. Developer was using large dump trucks that were using Timberlake Road to move the dirt. The Board made efforts to slow down the trucks and have developer water down Timberlake Road. Hauling finally ended around the first of September.
6. Purchased set of walkie talkies to be used during snow plowing, coordinate roadwork, emergency communications, etc.
7. Reversed a false lien against TRLA put in place by Clawson Excavating in Utah for trenching work done on the upper part of Ramah Lake. Timberlake did not own the portion trenched or requested any work to be done on any area of the lake.

## 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.

## Exploratory Committee to Re-Establish Ramah Lake

The research into the water rights for Ramah Lake has shown that the Ramah Land and Irrigation Company has rights to use the water in Ramah Reservoir for irrigation. By Court order, adjudicated in 1985, they may divert up to 13,500 acre/feet of water per year for irrigation. An acre/foot is the amount of water needed to cover one acre of land with one foot of water. Since Ramah Lake is about 100 acres at best, the Ramah Land and Irrigation Company could divert the equivalent of a lake with the surface area of Ramah Lake that is 10 feet deep - 13.5 times every year!

It looks like there is nothing we can do on our own to recreate the lake. I spoke with Chris at the New Mexico Office of the State Engineer who confirmed that any water laying anywhere in that lake bed could be diverted by Ramah Land and Irrigation Company for irrigation.

It was worth a try but I do not see any point going further with the lake project - unless we are approached by Ramah Land and Irrigation Company to do something cooperatively to re-establish a viable, permanent lake again.

Tim Domer - Chair Ramah Lake Committee - retired

## Commons Report

- Fence work was completed on the commons next to Bond's land.
- Wood fence around Ranch House repaired as needed.
- Burn pile was stacked and burnt.
- Ranch House window trim painted as needed
- Acquiring 6 new locks to replace lake gate locks and have emergency ones on hand. Also having new key stock checked for quality.
- New refrigerator and freezer purchased for kitchen. Volunteers funded 50% and Association funded 50%
- New refrigerator for beverages purchased for Rock Room. . Volunteers funded 50% and Association funded 50%



## Communications Report

### Website:

TRLA'S Webmaster, Wayne Ramm, has done a fantastic job building the website. It is our hope that the website provides information of important dates and announcements, upcoming events, volunteer activities, minutes of Board meetings, update on happenings on the ranch, info for Zuni transfer station and Gallup recycling, emergency numbers, tips/info on subjects that affect landowners, and current concerns. Check out the website at <http://.trnews.info/index.html>.

### Timberlake Times Newsletter:

The Timberlake Times Newsletter was published in July 2015, November 2015 and March 2016. 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 130, versus 160 last year and 220 the year before. Distributing the newsletter electronically, via email and the website, saves landowners considerable money, with the reduction of printing costs, 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 whatnot!?!?!?



## 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.

### 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 2016, Timberlake landowners (569) reside in 36 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona and New Mexico (37% apiece) and then California (6%).

**There are 161 residences in Timberlake. Of these, 67 are fulltime residents, 10 part-time residents, and 70 considered recreational. Additionally, there are 14 homes that are: vacant = 2, rentals = 3, for sale = 4, foreclosed & for sale = 4 and 1 under construction. 1 home will be under construction this summer with the possibility of 3 more, 1 shed and 1 garage.**

!

## Roads Report

JULY 2015 - APRIL 2016 (FY 2015 - 2016)

The roads report is as follows:

- One inch minus base course rock as put on the following roads;
- Bluebird from Timberlake rd. to Blackbear.
- Blackbear road from Pinion to past Rosalie's property.
- Pinion from Timberlake rd. to Blackbear.
- Quail from Pinion to Blackbear.
- Sagebrush from Timberlake rd. to end of road.
- Woodland from Copperweed clear around back to that intersection.
- Lakeview from Timberlake to North gate to lake.
- Wolf from Timberlake to Lakeview.
- Sunrise at Timberlake rd. was re-worked to clean bar ditches and then gravel at that area.
- (Storm damage)
- Culverts were placed on upper Sagebrush and Blackbear right off Timberlake rd.
- Culverts were repaired on Blackbear and Pinion.
- The holes were repaired on culverts at Wolf and at the Zuni wash crossing.
- A larger culvert (donated) was put on Quickdraw at 153.
- The portion of 153 from Quickdraw to top of hill was reworked to alleviate flooding there; the barditch was reworked to drain water away at that location also.

Gravel will be done on Sunflower, Hilltop, Sunrise and Foxtail at start of new budget in July. Steve Wills and I will determine what roads will get work after that.

Don Parry, Roads chairman

## Architectural and Maintenance Report



- 4 House plans approved
- 1 Garage plan approved
- 1 Carport plan approved
- 2 Covenant violations pending

# TRLA Budget Report for 2016 Annual Meeting

Fiscal Year 2015-2016

May 28, 2016

<b>Total Income</b> - July 1, 2015 thru April 30, 2016	\$181,393.28
<b>Total Expenses</b> - July 1, 2015 thru April 30, 2016	\$129,486.27

**Budget for 2016-2017** - Approved by the Board on May 14, 2016. **Dues will remain at \$230.**

**Total Income** - \$160,068.00

**Total Expenses** - \$177,077.00

**Total Deficit** - \$ 17,009.00

## Collections

-**9.9% or \$16,179.30** is still owed for current year's dues, compared to **7.7%** last year

- **\$7,478.33** is still owed for prior years (2009-2015)

-Total Past Due amount **\$23,657.63**

As of 4/30/2016, **\$10,531.88** was collected for prior year's dues

*As of April 30, 2016:*

- TRLA sold one property which had been obtained through foreclosure in 2014, 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 - 8, compared to 15 last year.

- Liens released this year - 7

## 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, the Homeowner Association Act, and the Guest Membership Agreement.

-TRLA has foreclosed on four 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.

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



Antosh, Rick and Pam  
Axtell, Sharon  
Crawford, Cindy  
Duncan, Barb  
Ellett, Karen  
Farrell, Julie  
Haverstick, Charley and Judy  
Henderson, Mike and Shirl  
Kangas, Bill and Carren  
Kelly, Barb  
Lane, Cecil and Melissa  
McNabb, Sue  
Mansperger, Pam  
Mansperger, Jack  
Martinez, Joe and Killarney

McGuire, Judy  
Montoya, Danny/Pedersen, Linda  
Nolta, Connie  
Parry, Don and Joleen  
Railsback, Steve and Kris  
Ramm, Wayne and Nancy  
Reinstra, Francine  
Rheume, Anita  
Shoppe, Dave and Linda  
Stevens, Barb and Steve  
Wallen, Dick and Mary Jo  
Wills, Steve and Nancy  
Woody, Linda  
Zwerg, Jim and Carrie

...And to those who wish to remain anonymous

## **Timberlake Volunteer Fire Department**

Beoff, Justin  
Ferrill, Lee & Dana  
Fisher, Susan  
Luciano, Raf  
Pettigrove, Frieda  
Sanders, Billy & Sheri  
St. Charles, Dan  
Wilson, Andy and Avery  
Wolford, Bill (retired)

