

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



**ANNUAL MEETING
May 25, 2019
2018/2019 Fiscal Year Report**

Board of Directors

Sharon Axtell	Steve Stevens
Don Ouellette	Linda Pedersen
Shirl Henderson	Charley Haverstick
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, 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.



Dale Spencer (TRLA Board Director 2009-2012)

Gunther and Vera Bauman (longtime residents of Timberlake)

Bunny Fischer (longtime landowner)

Board of Directors Report

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

1. Protest of Valuation filed with Cibola County Assessor in 2017 over TRLA Ranch House Community Center being classified as single-family residence results in savings of \$1,113 for 2018 tax year.
2. Board approves recommendations for amended covenants to be presented to landowners for passage. Third and final mailing for voting sent on May 13th with deadline of June 15th.
3. Two of four lots owned by TRLA sold.
4. Board approves establishment of Ad-Hoc Committee to promote Fire Mitigation procedures for Timberlake and starting funds of \$10,000 in 2019-2020 budget
5. Updating of Board Policies and Procedures Manual continues.
6. Complete inventory of Ranch House and Equipment Building finished.
7. Coordination with Continental Divide in clearing electrical easements and landowners



Areas under Board Investigation:

1. Better ways of immediate communication to landowners when there are possible threats in the area.
2. Reestablishment of Welcome Packets to new landowners.
3. Ways in which postal expenses can be decreased, e.g. email attachments for Annual Meeting.
4. Coordinating with USPS to add cluster mailboxes in Cloh Chin Toh.

Commons Report



COMMONS REPORT (for the Annual Meeting – May 2019)

- Propane gas pipe at bath house was damaged and leaking, which has now been repaired.
- Epoxy coating in men's shower area of the bath house was peeling and has now been repaired.
- Water shut off valves at all plumbing fixtures has been cleaned out and are now functional.
- Shower heads have been cleaned out, repaired or replaced and are now functioning adequately.
- Bathhouse water pressure and heat was turned on April 1st and the facilities are now available.
- Ranch House roof replacement quotes has become difficult to obtain, it appears a lot of contactors are busy in their own areas and do not wish to travel this far for work. Further effort is needed before such improvements and costs can be taken under consideration.
- Refurbishing and replacing street signs along with rotting posts completed.
- Equipment Building overhead door panel replaced and panel painted to match the others.
- Prairie dog problem/damage to building footings continues to be a vexing problem.

Communications Report

Website:

It is the Board's hope that the web site is a useful tool when looking for information about the Ranch. For example; Burn/No Burn restrictions, sightings of our wildlife, Board members' info and meeting dates, CC&R's and Bylaws, posting of minutes and financials, different forms as needed, Timberlake Times newsletter, properties for sale, maps of the ranch, and Volunteer information. Also, added is the Photo Gallery as well as, Emergency information and Rules & Regulations information for all property owners. Check out the web site at: <http://.trnews.info/index/html>.

Timberlake Times Newsletter:

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. 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 nramm00@gmail.com.

Timberlake and Rosie Alerts:

When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts,) 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.

Neighborhood Watch Alerts:

When there is a crime, suspicious vehicles, or suspicious activity that impacts Timberlake residents, an electronic alert is sent to landowners in the Ramah area.

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 County 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 912 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 2019, Timberlake landowners (562) reside in 30 states and one foreign country (Switzerland.) The top three states landowners come from are New Mexico (40%) Arizona (38%) and then California (7%).

There are 165 residences in Timberlake. Of these, 83 are fulltime residents, 23 part-time residents, and 58 considered recreational. Additionally, of the 165 residences 2 are rentals, 6 are for sale, and 1 is bank owned. 7 residences (not counted in the 165) are under construction.

**TIMBERLAKE RANCH
LANDOWNERS ASSOCIATION**

BOX S

McKinley and Cibola County Line

McKinley 1 - 10

Cibola 1 & 2

To McGaffey

Fire Station

PRIVATE
LAND

SHADED AREAS ARE COMMON LAND

Cibola Pines
Woodland Lakes

Ranch House

WHITE OPEN AREAS ARE PRIVATE LAND

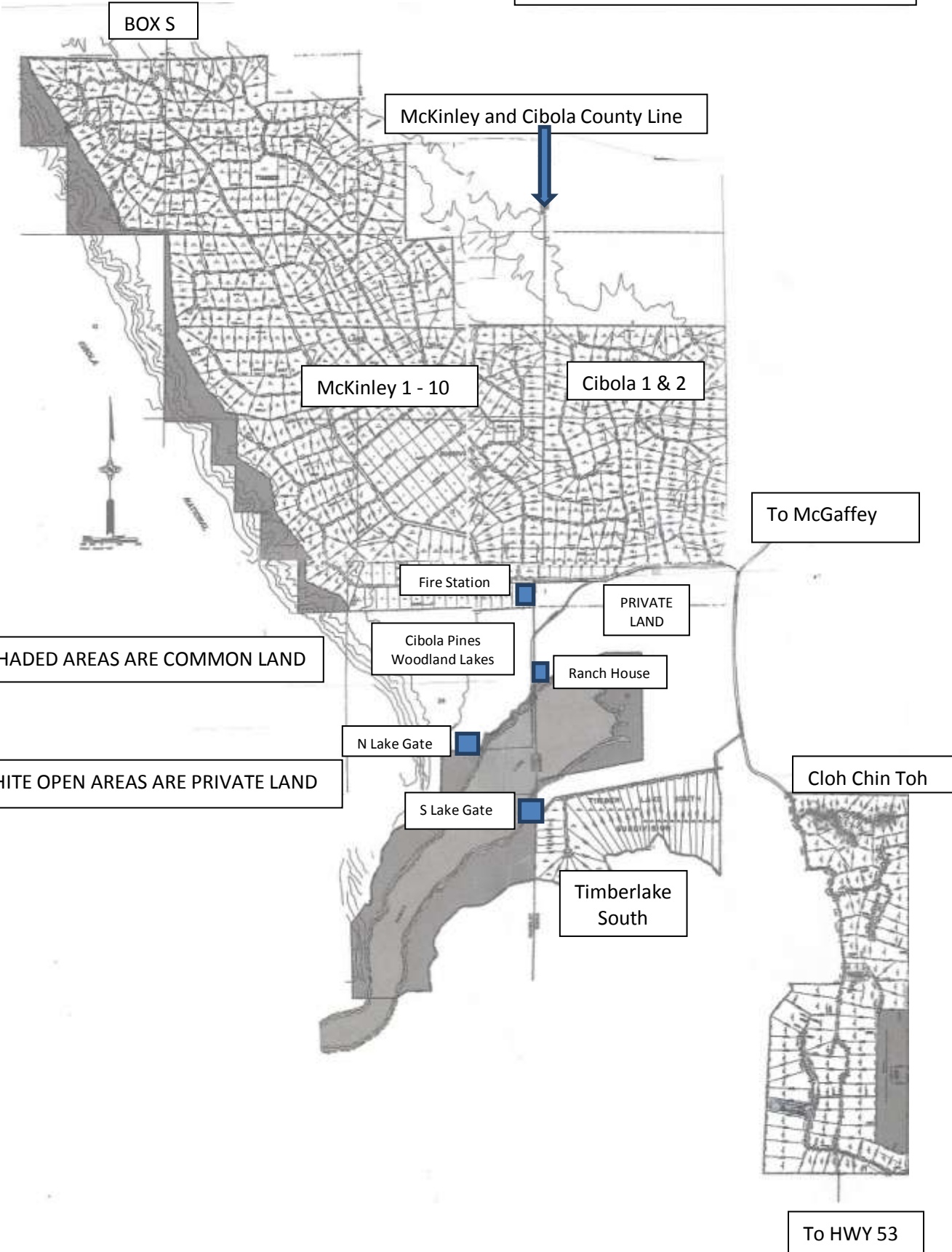
N Lake Gate

Cloh Chin Toh

S Lake Gate

Timberlake
South

To HWY 53



Roads Report

JULY 2018 - APRIL 2019 (FY 2018 - 2019)

McKinley Co. finished surfacing Timberlake Rd. from Pinetree to Box S.

Heavy rains caused extensive damage to Woodland, Sagebrush, Fox roads.

Woodland was repaired, culverts cleaned and new bar ditches dug and 3 loads of gravel applied.

A large juniper tree growing in bar ditch on Fox Rd. was removed.

Washout on Fox filled and graded.

New deep bar ditches dug on Fox Rd.

Four 24 inch culverts installed on Sagebrush.

Washout on Sagebrush filled and graded.

Four loads of gravel applied to Sagebrush.

Bar ditches cleared on Sagebrush.

Two culverts removed and cleaned and reinstalled on Roadrunner.

Road built up on Roadrunner to prevent washout.

Culvert installed on Black Bear and Buttonwood/Sunflower.

Don Parry graded BIA and our portion of Timberlake.

Brush pile was pushed up several times.

Side roads and Timberlake Rd. were dragged several times.

A lot of time was spent snow plowing this season.

The truck and tractor were serviced.

Cibola Co. came out and did a great job grading their portion of Timberlake which was getting bad.

The following roads are in line for gravel in near future: Sagebrush, Lobo, Pinion, Elk, Roadrunner, Black Bear, Buttonwood/Sunflower.

Need to evaluate top of Fox Rd. and Ash Dr. for drainage/erosion abatement.

Don Ouellette, Roads Chairman

Architectural and Maintenance Report



- 8 House plans approved
- 3 Shed plan approved
- 1 Garage plan approved
- 1 Barn plan approved
- 5 Covenant violations closed
- 0 Covenant violation pending

TREASURER'S REPORT

Fiscal Year 2018-2019 April 30, 2019	YTD	BUDGET 2018-2019	Difference
TOTAL INCOME	174,713.89	170,890.00	\$3,823.89
OUTFLOWS/EXPENSES			
Board	5,431.32	8,186.00	(\$2,754.68)
Communications	1,224.78	1,075.00	\$149.78
Financial	20,546.68	22,100.00	(\$1,553.32)
Legal	2,732.03	11,500.00	(\$8,767.97)
Insurance	13,049.00	14,700.00	(\$1,651.00)
Wages	5,960.00	9,650.00	(\$3,690.00)
Taxes	511.40	831.00	(\$319.60)
Buildings & Commons	2,839.49	12,850.00	(\$10,010.51)
Equip. Maint & Repairs	832.13	6,500.00	(\$5,667.87)
Fuel, Oil, Grease	1,645.06	3,700.00	(\$2,054.94)
Roads	31,820.32	80,000.00	(\$48,179.68)
Utilities	2,959.88	3,205.00	(\$245.12)
TOTAL OUTFLOWS	89,552.09	174,297.00	(\$84,744.91)

BANK BALANCE: 04/30/2019

Deposit	112,280.69
Checking	59,862.91
Rewards	1,524.45
Contingency Funds:	
Ranch House Restoration	100,000.00
Emergency Reserve	44,023.54

2019-2020 Budget

	Fiscal Year Budget	Budget FY 2018-2019	Budget 2019-2020
Account	INFLOWS		
5009	Assessment Fees total	170,890.00	170,890.00
	Current Year		
	Previous Years		
5011	Woodland (Guest Members)		
5915	Key Income		
5920	Donations		
5930	Finance Charges		
	TOTAL INCOME	170,890.00	170,890.00

	OUTFLOWS / EXPENSES		
Account			
6050	Annual Meeting	825.00	825.00
6103	Insurance-Dir & Off	2,550.00	3,200.00
6140	Office Supplies & Exp	1,500.00	1,300.00
6160	Postage	3,000.00	1,200.00
6215	Subscriptions and Dues	11.00	11.00
6290	Mileage - Board Members	300.00	200.00
	TOTAL	8,186.00	6,736.00
	Communications		
6130	Newsletter	650.00	800.00
6170	Website	425.00	425.00
	TOTAL	1,075.00	1,225.00
	Financial		
6010	Accounting	12,500.00	12,500.00
6020	Audit		
6250	Taxes - Real Estate	5,000.00	3,000.00
6260	Taxes - Income	3,000.00	3,000.00
6030	Bad Debit	1,600.00	1,600.00
	TOTAL	22,100.00	20,100.00
	Legal		
6110	Legal	1,000.00	500.00
6110.01	Legal - Hayes	10,000.00	10,000.00
6111	Lien & Notary Fees	500.00	500.00
	TOTAL	11,500.00	11,000.00
	RANCH OPERATIONS		
	Insurance		
6090	Insurance - Workers Comp	2,700.00	1,500.00
6100	Insurance - Liability & Bond	12,000.00	12,500.00
	TOTAL	14,700.00	14,000.00
	Emp Wages & Taxes		
6310	Wages		
6310.01	Grader Time	1,000.00	1,000.00
6310.02	Brushhog Time	200.00	200.00
6310.03	Snowplow	1,000.00	1,500.00
6310.04	Supervis or		
6310.06	Janitorial	2,050.00	2,000.00

6310.07	Ranch Hand	5,000.00	4,000.00
6310.08	Dump Truck Maintenance	100.00	
6310.09	F550 Maint.		
6310.10	Grader Maint.	100.00	
6310.11	Kubota Maint.	200.00	
	Total	9,650.00	8,700.00
	Taxes		
6220	Taxes - FICA	731.00	730.00
6230	Taxes - Federal Unemployment	60.00	60.00
6240	Taxes - State Unemployment	40.00	40.00
6300	Mileage - Employees		
		831.00	830.00
	Buildings & Commons		
6150	Keys / Locks / Operating Supplies	550.00	550.00
6180	Building Main & Repair		
6180.01	Ranch House	5,000.00	2,500.00
6180.02	Bath House	1,000.00	1,000.00
6180.06	Equip Building	4,000.00	3,000.00
6181	Common Land Maintenance/Repairs	2,000.00	2,000.00
6181.01	Forest Fire Mitigation		10,000.00
6200	Janitorial Supplies	300.00	300.00
	TOTAL	12,850.00	19,350.00
	Equip Maint. & Repairs		
6070.01	Dump Truck	500.00	500.00
6070.02	Grader	800.00	2,000.00
6070.03	Ford F550	900.00	900.00
6070.04	Zetor		
6070.05	Other	300.00	300.00
6070.06	Kubota	4,000.00	2,000.00
	TOTAL	6,500.00	5,700.00
	FUEL,OIL & GREASE		
6311.01	Gasoline	1,500.00	1,500.00
6311.02	Dyed Diesel	2,000.00	2,000.00
6312.01	Oil & Grease (Hydraulic Oil)	200.00	200.00
	TOTAL	3,700.00	3,700.00
	ROADS		
6190.01	Gravel	65,000.00	55,000.00

6190.02	Road Maint & Repairs	15,000.00	25,000.00
	TOTAL	80,000.00	80,000.00
	UTILITIES		
6270	Telephone	705.00	700.00
6280	Electric & Propane	2,500.00	2,000.00
6285	Internet (TCC)		
	TOTAL	3,205.00	2,700.00
6315	CONTINGENCY FUND		
	NOTES PAYABLE		
1110	Kubota		
1115	Cattle Guard/Culvert Repair		
1107	Pavillion/Zetor Room Remodel		
6105	Interest Expense		
2216	F550		
	TOTAL		
	TOTAL OUTFLOWS	174,297.00	174,041.00



LIENS AND FORECLOSURES

Starting on 6.1.18 TRLA owned 4 lots. Two lots were sold. Two lots are currently for sale on Cottonwood Drive (\$15,000 Negotiable) and Lobo Drive (\$6800 Firm).

There were 3 lots with the law firm of Hays & Friedman in Santa Fe at the beginning of the fiscal year in the foreclosure process (currently only one lot is in foreclosure process and one lot making payments). There were 12 liened lots not with law firm owing TRLA \$9300 in back dues. 13 lots have paid all back dues plus interest. There are currently four liened lots not with law firm owing a total of \$2400. One is on payment plan and one will be sold for delinquent property taxes by the county.

Total Liens Filed: 10 Total Liens Released: 10



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

Abbott, Tom and Kandy
Antosh, Rick and Pam
Armijo, Mary Ann
Axtell, Sharon
Clawson, Tina and Leslie
Crawford, Cindy and Halley
Daniels, Ida and Harry
Duncan, Barb
Ellett, Karen
Gray, Herb and Burnam, Pat
Haverstick, Charley and Judy
Henderson, Mike and Shirl
Kangas, Bill and Carren
Lane, Cecil and Melissa
Lewis, Elvin and Lisa
McNabb, Sue
Mansperger, Pam
Mansperger, Jack
Martinez, Joe and Killarney
McCrimmon, John/Swick, Polly
Montoya, Danny/Pedersen, Linda
Parry, Don and Joleen
Railsback, Steve and Kris
Ramm, Wayne and Nancy
Rheume, Anita
Stevens, Barb and Steve
Wallen, Mary Jo

Woody, Ed and Linda
Zwerg, Jim and Carrie

Timberlake Volunteer Fire Department

Andy Wilson, Chief/FF/EMT-B
Bill Sanders, Asst. Chief/FF-EMT-B
Julie Farrell, Capt./FF-EMT-B
Justin Beoff FF/FR
Avery Wilson FF
Raf Luciani FF
Richard Hastings FF
Frieda Pettigrove FF
Cheri Sanders FF
Kathy Waller FF
Dale Waller FF
Patrick Gilmore FF

and



Wills,
Steve
Nancy

NOTES: