

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



2022/2023 Fiscal Year's Report

Board of Directors

Mary Ann Armijo

Julie Farrell

Joe Martinez

Judi McClelland-Murphy

Steve Stevens

Linda Pedersen

Steve Wills



TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, present/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.



DAN ST. CHARLES

JIM AMSLER

JOHN MINNECI

LUCILLE GIRON

GEORGE SHAW

DAN ST. CHARLES

**ELVIN & LISA
LEWIS**



Board of Directors Report

Board Meetings were held May through October 2022 and February through April 2023, minutes may be found on the TRLA Website. We are pleased with the increase in participation that has been witnessed in the recent landowner meetings. It has been the

Board's desire to be inclusive of and open to all landowners and their feedback. We have had multiple properties turnover and are excited about all our new neighbors.

Fiscal year 2022/2023:

- We have accomplished having more landowners attend in person meetings and via Zoom.
- With the rising price of goods and services our dues will remain the same this coming 23/24 fiscal year.
- We are working hard to get the BIA road assigned so that maintenance on the road will be improved.
- We met with both counties and have a good relationship with both county managers and supervisors.
- New reflective signs were added to Timberlake Road at no cost to TRLA.

Board Focus Moving Forward:

- Clean up CC&R language to make it more transparent, understandable and corresponds with Bylaws and Policy.
- Keep landowners involved and get information to them as requested.
- Getting more volunteers engaged in learning to be Board members by sitting on committees.

Commons Report

During the past year the following has been accomplished:

- Replaced light timer switch with motion detection switch in Men's bathroom.
- Purchased 8 padlocks keyed the same to replace padlocks on all outbuildings.
- Purchased 200 new ranch keys from a new source, old source could not supply more keys.
- Cleaned out water valves in men's shower.
- Cleaned graffiti in men's bathroom.
- New Wi-Fi upgrade completed in ranch house.
- Repaired door sills in rock room and planed doors for proper operation.
- Ranch house opened April 1st.

Communications Report

Website:

It is the Boards hope that the website is a useful tool when looking for information about the ranch. For example, Burn/ No Burn Bans restrictions, sightings of our wildlife, Board Members info. Meeting dates, CC&R's and Bylaws, posting of minutes after they are approved, financials, different forms that might be needed. The Timberlake Times newsletter, properties for sale, maps of the ranch, Volunteer info. So check out the trnews.info: <http://trnews.info/index/html>.

Timberlake Times Newsletter:

The Timberlake Times is up and running again with help from Trish Anderson, who contributes to the "Makers of Timberlake". The Timberlake Times has been a valuable source of information for many years, offering news, information, history, and entertainment. Going through past issues of the Timberlake Times paints a clear picture of our history, progress, and the people who live here. I hope future issues will continue to tell Timberlake's story while providing valuable and helpful information. Ideas for content, photos, and questions are encouraged. Please say hello at timberlaketimes@gmail.com, I'd love to hear from you!

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 Julie Farrell or Linda Pedersen.

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, or stories.



DEMOGRAPHICS OF TIMBERLAKE RANCH AND LANDOWNERS

Timberlake Ranch community 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 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

	2007-2008	2019-2020	2020-2021	2022-2023
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As of May 2023, Timberlake landowners (574) reside in 30 states and two foreign countries (England and Switzerland.) The

top three states landowners come from are New Mexico (52%) Arizona (33%) CA (8%).

Full Time	65	82	77	88
Part Time	10	18	21	30
Recreational	48	64	62	56
Vacant	3	5	2	1
Rentals		4	4	1
Under Construction	6	5	7	8
To Be Constructed in 2021			5	
TOTAL	126	173	175	184

Roads Report

To start with I would like to thank the roads committee that helped maintain and improve the roads and equipment this very busy year: Jack Mansperger, Louie Munoz, Don Parry, and Tom Abbott. A very dedicated group of volunteers and part time employees. They were there to repair roads, culvert, gravel roads, grade, and drag roads and especially plow roads throughout the multiple snowstorms we experienced this winter.

The fiscal year July 2022 through April 2023 the Association's general expenses for roads are as follow (Please refer to financials for specifics)

\$51,433.91	Gravel
\$4,396.30	Fuel-Red Diesel and gasoline
\$3,421.14.	Equipment maintenance/repair
\$10393.96.	Maintenance roads
\$7,400.00.	Employee wages

For the 2023 season the Roads Committee is gearing up for the following:

- Inspect, grade, and drag all 38 miles of TRLA side roads.
- Prioritize roads that were damaged by multiple snowstorms and runoff from winter months.
- Repair and gravel all trouble areas identified.
- Continue a good working relationship with McKinley Co. and Cibola Co.



Architectural and Maintenance Report

Architectural Approvals

- 4 Sheds
- 3 Garage
- 3 Green House
- 2 Residences

Architectural Requests in Review

- 1 Residence
- 1 Shed

Closed CC&R 2022 - 2023 Summary

- 5 RV on lot too long.
- 2 Camping in shed.
- 2 Storing large equipment on empty lot.
- 1 Propane tank not painted or concealed.
- 2 Insufficient driveway culverts causing road damage.
- 1 Renting lot usage without residence.

Pending CC&R 2022 - 2023

- 1 Exposed storage tanks
- 1 RV on lot too long.

Treasurer's Report

		Budget	Actuals	Budget
	Fiscal Year Budget	2022-2023	YTD 2022-2023	2023-2024
	INFLOWS		April 30, 2023	
5009	Assessment Fees total	170,890.00	170,890.00	170,890.00
5011	Woodland(Guest Members)		1,265.00	
5915	Key Income		108.15	
5920	Donations		175.07	
5930	Finance Charges		2,452.15	
	TOTAL INCOME	170,890.00	174,890.37	170,890.00
	OUTFLOWS / EXPENSES			
Board				
6050	Annual Meeting	500.00		600.00
6103	Insurance-Dir & Off	6,000.00	5,909.28	6,000.00
6140	Office Supplies & Exp	1,000.00	1,065.08	1,450.00
6160	Postage	1,500.00	76.21	1,500.00
6215	Subscriptions and Dues	11.00		10.00
6290	Mileage - Board Members	100.00		100.00
		9,111.00	7,050.57	9,660.00
	Communcations			
6130	Newsletter			250.00
6170	Website	500.00	452.55	600.00
	TOTAL	500.00	452.55	850.00
	Financial			
6010	Accounting	13,000.00	10,952.13	13,000.00
6020	Audit	-		
6030	Bad Debit	1,600.00		1,600.00
6250	Taxes - Real Estate	3,000.00	2,486.58	3,000.00
6260	Taxes - Income	1,500.00	103.00	1,500.00
	TOTAL	19,100.00	13,541.71	19,100.00
	Legal			

6110	Legal	500.00		300.00
6110.01	Legal - Casutt	4,000.00	482.10	4,000.00
6111	Lien & Notary Fees	500.00	(49.00)	50.00
	TOTAL	5,000.00	433.10	4,350.00
	RANCH OPERATIONS			
	Insurance			
6090	Insurance - Workers Comp	1,200.00	1,375.00	1,500.00
6100	Insurance - Liability & Bond	14,300.00	14,556.00	15,000.00
	TOTAL	15,500.00	15,931.00	16,500.00
	Emp Wages & Taxes			
6310	Wages			
6310.01	Grader Time	250.00	162.50	250.00
6310.02	Brushhog Time	250.00		
6310.03	Snowplow	250.00	2,772.00	3,000.00
6310.04	Supervisor			
6310.06	Janitorial (W-9)	500.00		300.00
6310.07	Ranch Hand	2,500.00	3,585.00	5,400.00
6310.08	Dump Truck Maintenance	-		
6310.09	F550 Truck Maint.	100.00	175.00	200.00
6310.10	Grader Maint.	100.00	12.50	100.00
6310.11	Kubota Maint.	100.00	12.50	100.00
	Total	4,050.00	6,719.50	9,350.00
	Taxes			
6220	Taxes - FICA	500.00	514.05	700.00
6230	Taxes - Federal Unemployment	60.00	40.33	60.00
6240	Taxes - State Unemployment	40.00	22.19	40.00
6300	Mileage - Employees			200.00
		600.00	576.57	1,000.00
DISC.	Buildings & Commons			
6150	Keys / Locks / Operating Supplies	75.00	1,239.40	
6180	Building Main & Repair			
6180.01	Ranch House	2,000.00	2,514.55	2,500.00

6180.03				
6180.02	Bath House	1,000.00	180.00	2,900.00
6180.06	Equip Building	2,000.00	37.78	500.00
6181	Common Land Maintenance/Repairs	2,500.00	419.50	1,500.00
6181.01	Forest Fire Mitigation	5,000.00		0.00
6200	Janitorial Supplies	200.00	1,693.15	300.00
	TOTAL	12,775.00	6,084.38	7,700.00
NONDISC	Equip Maint. & Repairs			
6070.01	Dump Truck	-	-	
6070.02	Grader	2,000.00	1,235.17	2,000.00
6070.03	Ford F550	900.00		900.00
6070.04	Tractor			
6070.05	Other	200.00		
6070.06	Kubota	4,500.00	2,186.00	4,000.00
	TOTAL	7,600.00	3,421.17	6,900.00
	FUEL,OIL & GREASE			
6311.01	Gasoline	500.00	1,199.39	1,500.00
6311.02	Dyed Diesel	1,500.00	3,105.08	6,500.00
6312.01	Oil & Grease (Hydraulic Oil)	200.00	91.83	200.00
	TOTAL	2,200.00	4,396.30	8,200.00
	ROADS			
6190.01	Gravel	100,000.00	51,433.91	100,000.00
6190.02	Road Maint & Repairs	30,000.00	10,393.96	30,000.00
	TOTAL	130,000.00	61,827.87	130,000.00
	UTILITIES NONDISC.			
6270	Telephone	550.00	793.30	500.00
6280	Electric & Propane	2,500.00	2,084.99	2,600.00
6285	Internet (TCC)	-	-	
	TOTAL	3,050.00	2,878.29	3,100.00
	TOTAL OUTFLOWS	209,486.00	123,313.01	216,710.00



LIENS AND FORECLOSURES

Starting the fiscal year 2022/2023

Lots in arrears: 27 (4%) \$9,822.21

Liens Filed: 8

Liens Released: 5

Current Liened Lots: 4

\$482 in legal costs were incurred by TRLA as of April in Fiscal year 2022/2023.

Starting the fiscal year 2023/2024

Lots in arrears: 44 (6%) \$11,993.93

7 landowners were notified that their lots were over three years in arrears for property taxes.

All landowners are encouraged to use the new TRLA service to pay association dues using their credit card. cardx.com/pay-timberlakeranch.com



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
 Anderson, Trish & Beissel, Frank
 Antosh, Rick and Pam
 Armijo, Duke and Mary Ann
 Aubuchon, Wade and Melinda
 Axtell, Sharon
 Brooks, Greg
 Carlson, Rose
 Daek, Lui
 Duncan, Barb & Librarians Melanie,
 Melissa, Lori , Carolyn and Carren
 Ellett, Karen and John
 Everhardt, Marilyn
 Farrell, Julie and Rick
 Hardison, John
 Haverstick, Charley and Judy
 Henderson, Mike and Shirl
 Jackson, Wally
 Kangas, Bill and Carren
 Lane, Melissa
 Mansperger, Pam
 Mansperger, Jack
 Martinez, Joe and Killarney
 Montoya, Danny/Pedersen, Linda
 Parry, Don and Joleen
 Ramm, Wayne and Nancy
 Ramm, Andy and Diana
 Schali, Ron and Rachel
 Stevens, Barb and Steve
 Wills, Steve and Nancy
 Zwerg, Jim and Carrie



Timberlake Volunteer Fire Department

Andy Wilson, Chief/FF/EMT-B
 Billy Sanders, Asst. Chief/FF-EMT-B
 Julie Farrell, Capt./FF-EMT-B
 Wade Aubuchon, Capt./FF
 Mike Broderick, Lieut./ FF
 Kathy Waller FF
 Lesley Barbour FF
 Cheri Sanders FF
 Rick Farrell FF
 Dale Waller FF
 Trish Anderson FF
 Frank Beissel FF
 Melinda Aubuchon FF
 Rick Farrell FF
 Jim Craig FF
 Sheila Craig

