

AGENDA

- 0900 WELCOME & PURPOSE
- 0930 ICEBREAKER: TIMBERLAKE TIPS
- ^{oops} 1000 ~~1000~~ WHY WE LOVE TIMBERLAKE
- 1015 SIVOT ANALYSIS & DISCUSSION
- 1045 REPORT OUT - 5YR VISION
- 1115 PRIORITY THEMES & VOTING
- 1215 WRAP UP & NEXT STEPS

TIMBERLAKE

STRATEGIC
PLANNING

WHAT

DO "WE" WANT TIMBERLAKE
TO LOOK LIKE 5 YEARS?



BE KIND

GROUND RULES



- ☐ ONE MIC, ONE VOICE: NO SIDE BARS
- ☐ 2 MINUTE LIMIT THINK THEN TALK
- ☐ FUTURE FOCUS NOT LITIGATION OF THE PAST!
- ☐ COMMUNITY HAT "WE" SHOULD CONSIDER
- ☐ FOCUS ON ISSUES NOT PEOPLE
- ☐ GOOD INTENT WE ARE ALL VOLUNTEERS WHO LOVE THIS PLACE.

OBJECTIVE:

PRIORITIZE OUR EFFORTS
TO HAVE THE COMMUNITY
WE WANT.

Be Kind
and
Respectful

WHAT DREW US TO TIMBERLAKE

BASED ON 105 RESPONSES SHOWING HIGH ALIGNMENT

- ☐ NATURAL BEAUTY & SCENERY: 78% (81 PEOPLE)
- ☐ PEACE, QUIET & SECLUSION 50% (53 PEOPLE)
- ☐ AMENITIES & SIZE (SACRES LAKE)
FIRE DEPT
Bathhouse / BOOK ROOM
Ranch house 31% (33 PEOPLE)
- ☐ AFFORDABILITY & VALUE 28% (29 PEOPLE)
- ☐ FAMILY, FRIENDS & LEGACY 13% (14 PEOPLE)

Timberlake
CULTURE / Human connection
↳ COOPERATION / friendliness

Larger regional culture / respect

SWOT ANALYSIS

(INTERNAL)

STRENGTHS

yard!!

area features

- Diverse landowners (many walks of life)

- NATURAL BEAUTY
- VOLUNTEER FIRE DEPT
- ESTABLISHED ROAD NETWORK
- LARGE LOTS
- SENSE OF COMMUNITY
- VOLUNTEERS / newsletter

We help each other / social activities

HOA

- NM culture + tradition

WEAKNESSES

Smaller group → lack of broad engagement
 setting priorities

- INTERNAL DIVISIVENESS / LAWSUITS

E.G.

(BIA ROAD SECTION) (RISK FINANCIAL STRAIN*) (ACCESS / REGRESS)*

communication

- GAPS, [LACK OF CELL / INTERNET] e.g.

E.G. RANCH HOUSE MAINTENANCE

LIMITED CAPACITY TO MAINTAIN AMENITIES

? lack of? Conflict management / resolution process / OR understanding current process

wielding local NM political influence
*engaging in local / outside HOA public comment

SWOT ANALYSIS (EXTERNAL)

Interest in selfreliance / homesteading
interest in food scarcity / production } sustainability

OPPORTUNITIES

Cultural shift to positive / golden rule

o REMOTE WORK (HIGH SPEED INTERNET)

o FOREST GRANTS FOR MITIGATION

Better communication

* improved technology tools for all aspects of mgmt

Land stewardship resources / Tribes in region

THREATS

External interest in our resources / land / etc. (i.e. take / fruits / amenities)

o WILDFIRES, FLOOD, SNOW, DROUGHT

(CLIMATE CHANGE)

o Roads we don't control
politics re: roads

o UNCONTROLLED GROWTH

AIRBNBS??
Near but not inside HOA boundaries

RETIREMENT COMMUNITY

vs.

TOURIST DESTINATION??

OUR 5-YEAR VISION

WHAT LANDOWNERS WANT TIMBERLAKE TO LOOK LIKE IN 2031

TENSION

- ▣ PRESERVATION (BASICALLY UNCHANGED):
(43 PEOPLE) 41%
- ▣ SOCIAL HARMONY (NO DRAMA/LAWSUITS)
(27 PEOPLE) 26%
- ▣ IMPROVED INFRASTRUCTURE (ROADS/CELL)
(26 PEOPLE) 25%
- ▣ BUILDING EVOLUTION (CC&R MODERNIZATION)
(15 PEOPLE) 14%

PRIORITY THEMES

FOR VOTING

ROAD & ACCESS (53% - 56 PEOPLE)

FIRE SAFETY & EMERGENCY
PREPAREDNESS (44% - 46 PEOPLE)

GOVERNANCE & LEGAL STABILITY
(37% - 39 PEOPLE)

RESOURCE MANAGEMENT & WATER
(24% - 25 PEOPLE)

COMMUNITY AMENITIES & COMMON AREAS
(31% - 33 PEOPLE)



ROADS & ACCESS

- ① RESOLVE BIA/NAVAJO SECTION
- ⑤ EXPAND CHIP-SEALING (Hwy 53) ^{FROM} + ^{TO} BOXS
- ② IMPROVE ^{SMALLER/SIDE} SECONDARY ROAD MAINTENANCE
- ① SYSTEMATIC DITCH/CULVERT MANAGEMENT
- ① STANDARDIZED SNOW PLOWING
- ① REFLECTIVE SIGNAGE & SPEED ENFORCEMENT

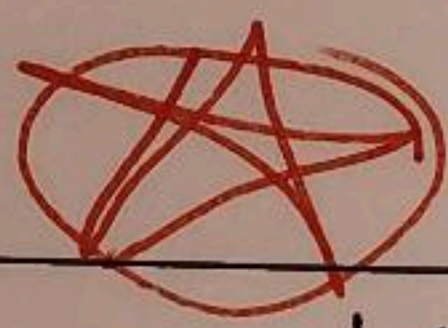
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FIRE SAFETY & EMERGENCY PREPAREDNESS

- ⑧ COMMON AREA FUEL MITIGATION ●●●●●
- ③ IDENTIFY/CLEAR EVACUATION ROUTES * ●●●
- ⑨ ^{COMMUNITY-SPECIFIC} EMERGENCY TEXT/EMAIL ALERT SYSTEM ●●●●●
- ⑫ "FIRE-WISE" LANDOWNER TRAINING ●●●●●
- ① BOUNDARY THINNING (FOREST SERVICE LIAISON)
- ⑨ CELL/COMMUNICATION INFRASTRUCTURE ●●●●●
- ② MORE/EXPANDED SIRENS ●●





19 GOVERNANCE & LEGAL STABILITY

- 1 FIND A PATH TO RESOLUTION OF LAWSUITS
- 4 CC&R & BYLAW MODERNIZATION
- 1 FINANCIAL TRANSPARENCY (ONLINE REPORTS)
- 11 INTERNAL DISPUTE MEDIATION COMMITTEE
- 4 FAIR & CONSISTENT RULE ENFORCEMENT
- 5 CLARIFY SHORT-TERM RENTAL (AIRBNB) POLICY
- 1 TECH FOR INTERNAL HOA MANAGEMENT



RESOURCE MANAGEMENT & WATER

- ① GROUNDWATER MONITORING & USAGE PLAN
- ④ LAKE REHABILITATION (DREDGING/HEALTH) ●●●●
- ③ FISH STOCKING FOR RECREATION ●●●
- ③ DARK SKY PRESERVATION GUIDELINES ●●●
- ⑦ BARK BEETLE MANAGEMENT/EDUCATION ●●●●
- ⑧ COMMUNITY TRASH/WASTE SOLUTION ●●●●●●

~~WATER MANAGEMENT~~

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COMMUNITY AMENITIES COMMON AREAS

- ⑤ □ COMPLETE RECREATIONAL TRAIL SYSTEM ●●●
- ⑤ □ SECURE UNIVERSAL TRAIL ACCESS POINTS ●●●
- ① □ RANCH HOUSE INTERIOR REFRESH ●
- ① □ EXPANDED PROGRAMMING (YOGA CLASSES) ●
- ① □ MAINTAIN FREE LANDOWNER FACILITY ACCESS ●
- ① □ COMMON AREA STEWARDSHIP / PATROLS ●
CLARIFY RULES FOR USE
- ③ □ ADA ACCESS CONSIDERATION FOR
ALL COM. AMENITIES ●●

TIMBERLAKE TIPS

Contractors + Suppliers
Have A Good Time Commuting
Have + Manage Time + Manage
Your Schedules.
✓✓

How To
WINTERIZE
Your Home

Free Hazards of This
Area - Top of List
Learn how on
your property
✓✓✓✓
Contact
TL PD for
pgms to get
tips on your
property

Explore beyond
Timberlake to
enjoy richness
of cultural
activities
available locally

1. where to
get water?
to fill
a tank

get involved
it makes a difference
Get involved
in your community
board meetings
volunteer
Get to
know people

Ask for
help +
offer help

How To
GET
SERVICES
DIRECTORY
FOR HELP

Drive Slow
(Respectfully)
✓✓✓

Water testing
WHERE OR
HOW

Contact + Communicate with
A Good Board Member
(Need More)
Know Your board
members and rolls
✓

Be prepared
to drive
distances
to get
things

Talk To People Who've
Been In Your Area - General
Street
✓✓

Health Care

WHO TO CALL
IN EMERGENCY?

Review
the
website
for

Leash
your
dog

Learn what
to do if
there's a
fire!

Know your
neighbors
Get their
#

USE THE
WEBSITE!



PARKING LOT

Fire wise
seminars

Cell-
Based
Starlink

Do we want
to have
voting/
polling there?

PAVE Timberlake Rd
FROM Fire Station TO
Box 5

TRASH Dumpsters for
LANDOWNERS - WASTE
MANAGEMENT

Fire Mitigation
PROGRAM

Incorporate
Lee's meeting
rules for general
meetings

NO MORE
Pledge of
Allegiance

Mediation
instead
of lawsuit

Community
GARDENS

Picnic Area like
you find in National
Parks

either AT LAKE OR
TRAILS OR COMMONS
with RAMPH, TABLES
& BBQ

DEDICATED AS
DON PARAY Picnic Area

Drop pledge
of allegiance
we are not in
grade school
or the boyscouts

~~NO~~
PLEDGE
OF
ALLEGIANCE
!!!

MARK YOUR PROPERTY WITH Timberlake Ranch Roads

