

TIMBERLAKE RANCH LANDOWNER'S ASSOCIATION
HC 61 BOX 767
RAMAH, NM 87321

May 1, 2026

Landowners:

The annual meeting and Board director election is scheduled for May 23, 2026. The meeting and election will be held at the Community Center Equipment Building.

If you requested to vote online: You will receive an email with the information packet. An additional email will come from the online election system with your ballot.

If you requested to vote in-person: If we have an email address on file for you, you will receive a complete packet with information, a ballot, and a proxy form. If we do not have an email address on file for you, you will receive a complete packet by mail. You may return the ballot and proxy forms either by USPS or by email.

If you requested to vote by mail: You will receive a complete packet by mail. You may also receive a complete packet by email. You may return the ballot and proxy forms either by USPS or by email.

Please see the attached information packet.

Respectfully,

Joshua States
TRLA Secretary

TRLAsecretary@timberlakeranchnm.com

Timberlake Ranch Landowners Association

May 23, 2026 Annual Meeting Agenda

9:30 am Community Center-Equipment Building

9:30 – 10:30 am Registration/Check-in

AGENDA

10:30 am Call to Order

Call to Order

Establish Quorum

Current Board Members Introduction

Approval of May 25, 2025 Meeting Minutes

Introductions & Brief Addresses from Candidates for Board election

Landowner Q&A for Candidates

Year-end Reports:

 Treasurer's Financial Report

 Committee Reports:

- Roads
- Commons-Architectural & Maintenance
- Liens & Foreclosures
- CC&R
- Communications

Fire Dept. Report

Acknowledge Guests:

- Sherriff's Offices
- County fire chiefs (McKinley and Cibola)
- US Forest Service

Lunch Recess

- Recess for Lunch and Voting (Election of Board Member) and Potluck Lunch (Voting will end 15 minutes after the pause for Recess)

Resume Meeting

Call to Order

- Election Results

Landowners Comments & Questions

Adjourn



MaryAnn Armijo – Candidate for Board Director

Timberlake Ranch Landowners Association

Hello, I would like to reintroduce myself:

- Proud Timberlake Ranch landowner since 2018
- Served as your Board President for the past 2 years.
- Led through challenging periods when progress was limited but remained committed to the community.
- **Contact Information:**
Email: maryarmijo611@gmail.com
Phone: 505-870-1076

Accomplishments as Board President

- Worked with board members to complete major improvements, including:
 - Chip sealing of the main road
 - Partnership with Cibola County to transfer the road from the cattle guard to the Fire Department (scheduled for chip sealing this summer)
- Implemented Zoom meetings using newly acquired association equipment
- Installed reflective green road signs along Timberlake Road for improved safety
- Replaced old propane tanks at ranch and bath houses, that posed a safety hazard
- Helped modernize operations with:
 - Online payment systems
 - A clean and successful audit
- Supported approval of 20 acres of fire mitigation on common lands
- Played a key role in building a strong, effective, and cooperative board

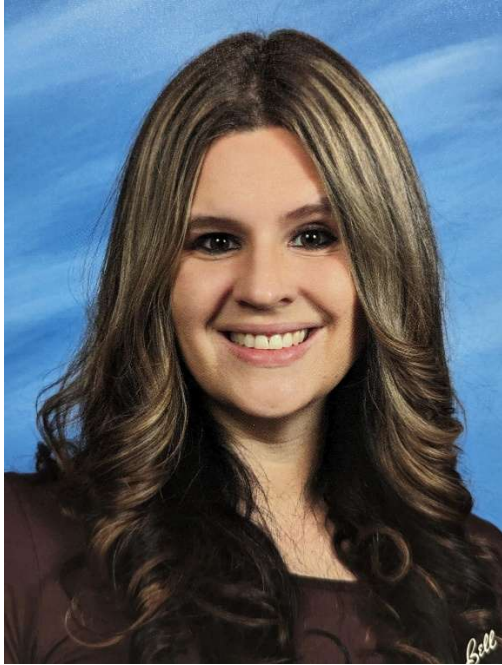
Experience & Commitment

- Brings valuable leadership experience from prior board service and as a former city councilor
- Dedicated to guiding the board in making decisions that benefit all landowners
- Focused on continuing progress, transparency, and community safety

Looking Ahead

- Committed to seeing ongoing lawsuits through to resolution
- Actively engaged in discussions with the BIA
- Dedicated to advancing the strategic plan developed for the association.

I respectfully ask for your vote and support to continue serving as a Board Director. I am happy to answer any questions you may have.



Jennifer Stretton – Candidate for Board Director

My name is Jennifer Stretton, and I am excited to run for a position on the Timberlake Ranch Landowners Association Board. I am 44 years old and have built my life around service, education, and community.

I have spent the past 15 years working in education and currently serve as a kindergarten teacher.

Throughout my career, I have focused on creating a supportive and engaging environment for young learners while working closely with families and colleagues. I earned my bachelor's degree in Elementary Education with an emphasis in Early Childhood from Northern Arizona University.

In addition to teaching, I have written science curriculum for my school district, as well as developed kindergarten science curriculum for the Arizona-Sonora Desert Museum and Arizona State University. These experiences have strengthened my ability to plan thoughtfully, collaborate with others, and stay organized, skills that are important when serving a community.

I am married to my husband, Charles Stretton, who is a sergeant with the Eloy Police Department. Together, we have raised two children. My son, Anthony, is a detective with the Eloy Police Department's Gang Task Force, and my daughter, Kayla, is currently attending the University of Arizona, where she is working toward a nursing degree.

I am running for the Timberlake Ranch Landowners Association Board because I care deeply about our community and want to be more involved in supporting its future. I believe in listening to residents, being approachable, and working together to address concerns and make thoughtful decisions. My goal is to help keep Timberlake Ranch a safe, well-maintained, and welcoming place for everyone.

As a board member, my goals would include improving communication between the board and residents, supporting the maintenance and upkeep of our community, and ensuring that decisions are made thoughtfully and transparently. I also hope to encourage more community involvement so that all voices are heard.

I would be honored to serve and represent our community.