
Timberlake Times

Timberlake Landowners' Association, A Deed Restricted Community
HC 61 Box 767, Ramah, NM 87321

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PRESIDENT'S PONDERINGS Authenticity & Legality of TRLA



While sorting through TRLA correspondence since 1991 for archiving, a few sporadic letters over the years have disturbed me. These letters have questioned the legality of TRLA, or as I would refer to as the "authenticity" of the Association. One could go into the legal mumble jumble and all the documents on file with Cibola and McKinley Counties and the state of New Mexico to assert our authenticity and legality, but I would like to focus on the "intent."

Authenticity requires action and not words. It requires a sense of place, a larger purpose beyond ourselves and being mindful of what others want. It also has to have a strong point of view — simple but not open to debate. It involves integrity when we have to match our walk to our talk.

A sense of place. The Timberlake Volunteers have met and are beginning to plan for projects and functions in 2008 where neighbors and the community can meet and greet each other as was successfully accomplished last summer. Also, at some point, most of us as residents and nonresidents alike may require assistance from the community — including your neighbors, your volunteer Fire Department, or a fellow landowner. It

is a humbling experience if a need arises. Emergencies occur in an instant. Talk to those landowners who have experienced this need first hand — covering everything from emergency medical service, to a downed power line (that started a fire that could have been catastrophic for Timberlake), to getting stuck in the mud or snow.

A strong point of view, simple ... but not open to debate. We have adopted the Restated and Amended Bylaws after input from landowners. Now we are beginning the second draft of the CC&Rs after input from responding landowners on the first draft. We heard you — keep it simple and less authoritarian. In the end there will not be debate because you

have already spoken and voiced your opinions as to what kind of community you desire.

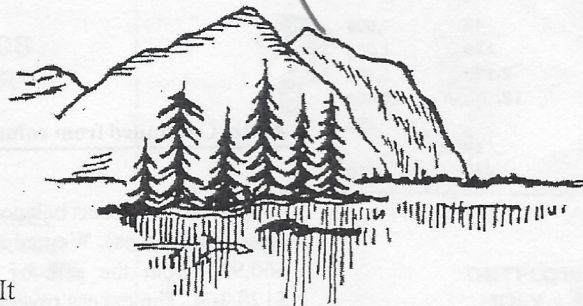
Action, not words; integrity to match our walk with our talk. Landowners have raised their voices in the past to put the money on the roads and not in the lawyer's pockets. Enforce the CC&Rs, they said. We have done this as you will see from the Treasurer's report and pie charts. There are still miles to go — no pun intended.

Gary Blum has stepped forward to serve, adding more integrity to your Board.

David Skinner is still working, only now behind the scenes. He has acquired agreements with Cibola County and the BIA so that maintenance on Timberlake Road and 48A from Hwy 53 into Timberlake is less sporadic and more coordinated with TRLA. Talks are beginning with McKinley County over Canyon Road and with Cibola County over the stretch of road between the cattle guard and Fire Station.

I shouldn't be so disturbed to read a negative letter now and then. Mistakes and/or perceived errors in judgment were made in the past, and this Board, along with future Boards, have and will continue to learn from them to break patterns and create positive change for our community. Being misinformed and not knowing the facts causes much mis-communication and needless aggravation. I know how hard your Board works and the hours they put in to give authenticity to Timberlake. I have deep appreciation for those in the history of Timberlake who gave us a tremendous "sense of place."

So for now it is farewell from Timberlake. The Volunteers are still strong, the deer are still good looking and there is considerable hope that the lake, fish and wildlife will rise again this spring. ✓



Linda Pedersen



TRLA REVENUE & EXPENSE REPORT

JAN 2008

REVENUE	JAN 2008	YTD FY 07/08	Budget FY 07-08
Assessment Fees			
Previous Yr	3,616	7,260	
Current Yr	23,115	142,802	159,745
Key Income	-	122	
Donations	9	874	
Finance Charges	300	2,129	
TOTAL REVENUE/INFLOWS	27,040	153,186	159,745

EXPENSES			
Accounting	640	5,020	8,230
Audit	-	2,993	1,500
Bad Debts	-	-	-
Finance Charges Write off	-	-	70
Culverts & Driveways	-	2,465	-
Election Costs	-	-	1,000
Heavy Equip. Maint. & Repairs	-	-	7,000
Dump Truck	-	1,200	-
Grader	3,820	4,475	-
Pick Up	141	403	-
Tractor	-	328	-
Other	500	1,048	-
Insurance - Workers Comp	-	269	1,100
Insurance - Liability & Bond	698	5,175	9,400
Insurance-Directors & Officers	-	1,957	2,153
Interest Expense	257	1,977	3,500
Legal			
Legal - Casutt	330	2,229	17,500
Lien & Notary Fees	-	45	500
Meetings / Socials	-	-	350
Newsletter	-	164	1,000
Office Supplies & Exp	70	1,937	2,500
Operating Supplies	44	471	1,250
Postage	-	1,755	2,250
Website	-	534	800
Building Maintenance & Repairs	-	-	-
Ranch House	9	42	1,000
Bath House	21	178	1,000
Land Maintenance & Repairs	-	2,193	1,500
Road Maintenance & Repairs	-	12,188	20,000
Sanitation & Janitorial Supplies	-	-	250
Subscriptions and Dues	-	10	-
Taxes - FICA	-	448	860

	JAN 2008	YTD FY 07/08	Budget FY 07-08
Taxes - Federal Unemployment	-	48	105
Taxes - State Unemployment	-	334	710
Taxes - Real Estate	-	1,524	635
Taxes - Income	-	7,436	9,500
Telephone	2	377	1,000
Electric & Propane	-	833	1,800
Mileage - Board Members	-	-	-
Mileage - Foreman & Employees	-	-	-
Wages			
Grader Time	100	2,948	5,800
Brushhog Time	-	-	-
Snowplow	-	-	1,950
Supervisor/Ranch Manager	-	-	5,400
Clerical	-	-	-
Ranch Hand	100	3,115	-
Sanitation & Janitorial (W-9)	20	795	1,890
Fuel			
Gasoline	108	907	1,000
Dyed Diesel	-	2,513	1,500
Contingency Fund	-	-	10,000
TOTAL EXPENSES	6,860	70,334	126,003

Notes Payable			
Copier	136	949	1,632
Grader	1,358	9,027	15,875
	1,494	9,976	17,507
TOTAL OUTFLOWS	8,354	80,309	143,510

Bank Accounts			
Deposit	79,925		
Operations	14,057		
Reward	1,517		
Reserves	2,192		
	97,691		

Audit, Continued from column one, page 2



AUDITREPORT

In June 2007, the Board hired a Certified Public Accountant, Mr. M. Moore, in Albuquerque to perform the required financial Review for Fiscal Year 2005-2006. The last review was done in 2001 for Fiscal year 1999-2000. A modified Compilation was completed in May 2004 for Fiscal year 2002-2003.

The differences, beside cost and the amount of records that are reviewed, between an audit, review and compilation are as follows: In an audit the CPA says there is no material misstatement in the financial statement. In a review the CPA says there probably are not any material misstatements and in a compilation the CPA says there could be material misstatements.

Audit, Continued next column

In short, our Assets balanced our Liabilities and members equity (association dues). We had revenues of \$158,725 which included \$60,927 from the sale of real estate. Total expenses equaled \$120,364. The excess revenue over expenses was \$38,361. If the foreclosed lots had not been sold the Association would have been behind \$22,566.

Since the Board will probably not have income from foreclosed properties in most instances, association dues will continually need to be compared with operating cost. The Board will spend conservatively and collect association dues aggressively.

I'll use this opportunity to again thank all of you who send in your association dues on time. To those of you who have not sent in money for several years as a protest against past and/or present Boards, I would encourage you to call or write.

The result of the review is available to any member in good standing. It will be available for review at the Annual Meeting in May.

Eileen Domer, E-mail: tedomer@wildblue.net 505-783-4045

TRLA INFLOW-OUTFLOW REPORT 2ND QUARTER FY 07/08

	Oct 2007	Nov 2007	Dec 2007	YTD FY 07/08	Budget FY 07/08
INFLOWS					
Assessment Fees					
Current Year	4,568	2,014	984	119,687	159,745
Previous Year	916	4	714	3,644	
Key Income	34	11	-	122	
Donations	100	-	-	865	
Finance Charges	371	297	369	1,829	
	5,989	2,327	2,067	126,146	159,745

OUTFLOWS (EXPENSES + NOTES PAYABLE)

Administration					
Election Costs	-	-	-	-	1,000
Insurance-Directors & Officers	-	-	-	1,957	2,153
Meetings / Socials	-	-	-	-	350
Office Supplies & Exp	496	169	34	1,867	2,500
Postage	238	469	-	1,755	2,250
Subscriptions and Dues	-	-	-	10	-
Mileage - Board Members	-	-	-	-	-
	734	638	34	5,589	8,253
Communications					
Newsletter	-	164	-	164	1,000
Website	-	-	-	534	800
	-	164	-	698	1,800
Financial					
Accounting	640	640	765	4,380	8,230
Audit	-	2,993	-	2,993	1,500
Bad Debts	-	-	-	-	-
Finance Charges Write-Off	-	-	-	-	70
Taxes - Real Estate	-	1,524	-	1,524	635
Taxes - Income	-	-	-	7,436	9,500
	640	5,157	765	16,333	19,935
Legal					
Legal	-	-	-	-	-
Legal - Consult	237	(2,471)	1,064	1,899	17,500
Lien & Notary Fees	9	27	-	45	500
	246	(2,444)	1,064	1,944	18,000
RANCH OPERATIONS					
Insurance					
Insurance - Workers Comp	239	(245)	(362)	269	1,100
Insurance - Liability & Bond	698	296	698	4,477	9,400
	937	51	336	4,746	10,500
Employee Wages & Taxes					
Wages	-	-	-	-	-
Grader Time	527	351	-	2,848	5,800
Brushhog Time	-	-	-	-	-
Snowplowing	-	-	-	-	1,950
Supervisor/Ranch Manager	-	-	-	-	5,400

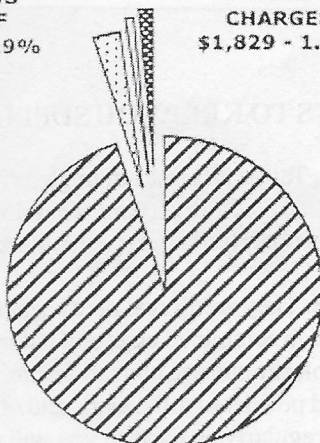
	Oct	Nov	Dec	YTD	Budget
Sanitation & Janitorial (W-9)					
Ranch Hand	140	200	-	775	1,890
	695	410	100	3,015	15,040
Taxes & Mileage					
Taxes - FICA	93	58	8	448	860
Taxes - Federal Unemployment	10	6	1	48	105
Taxes - State Unemployment	75	41	5	334	710
Mileage - Employees	-	-	-	-	-
	178	105	14	830	1,675
Buildings & Commons					
Operating Supplies	294	91	42	427	1,250
Building Maintenance & Repairs	-	-	-	-	-
Ranch House	-	33	-	33	1,000
Bath House	-	-	157	157	1,000
Land Maintenance & Repairs	248	30	-	2,193	1,500
Sanitation & Janitorial Supplies	-	-	-	-	250
	542	154	199	2,810	5,000
Equipment Maint. & Repairs					
Dump Truck	-	-	-	1,200	7,000
Grader	1,216	(652)	-	655	-
Pick Up	-	-	11	262	-
Tractor	-	-	328	328	-
Other	-	-	-	548	-
	1,216	(652)	339	2,992	7,000
FUEL					
Gasoline	252	211	25	799	1,000
Dyed Diesel	-	1,057	-	2,513	1,500
	252	1,268	25	3,313	2,500
ROADS					
Culverts & Driveways	-	1,380	-	2,465	-
Road Maintenance & Repairs	1,598	-	3,558	12,198	20,000
	1,598	1,380	3,558	14,653	20,000
UTILITIES					
Telephone	51	86	41	375	1,000
Electric & Propane	96	191	34	833	1,800
	147	277	75	1,207	2,800
NOTES PAYABLE					
Copier	136	136	136	813	1,632
Grader	1,334	1,342	1,350	7,669	15,875
Interest Expense	281	273	265	1,720	3,500
	1,750	1,750	1,750	10,202	21,007
Contingency Fund					
	-	-	-	-	10,000
Total Outflows	\$ 9,603	\$ 8,810	\$ 8,260	\$ 71,955	\$ 143,510

INFLOWS FY 07-08 JULY - DECEMBER

KEY INCOME & DONATIONS \$987 - 0.8%

PREVIOUS
YEAR AF
\$3,644 - 2.9%

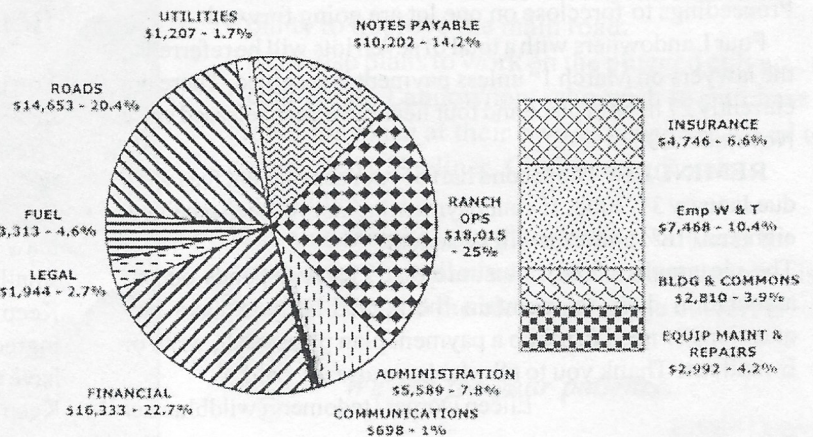
FINANCE
CHARGES
\$1,829 - 1.4%



CURRENT
YEAR AF
\$119,687 -
94.9%



OUTFLOWS FY 07-08 JULY - DECEMBER



TREASURER'S REPORT OCT.-DEC. 2007

by Eileen Domer, Treasurer

LARGE EXPENSES:

- \$2,993.00 for financial audit
- \$1,524.00 for Real Estate Taxes
- \$2,720.00 for employee wage and taxes
- \$ 902.89 for equipment maintenance
- \$1,057.00 for Dye diesel
- \$6,535.91 for gravel and culverts
- \$5,250.95 for interest and loans

Legal fees were (-\$1,133.42) due to positive legal decisions.
(See charts for all expenditures.)

Total expenses: \$26,672.43

Collection of Assessment fees for the past three months:
\$7,565.44 for current fiscal year, and \$1,634.76 for previous years.

Total income: \$10,382.20

(See chart for all income.)

YEAR TO DATE: July 2007-December 2007

(See pie graphs)

Ninety-five percent (95%) of the Association's income is derived from assessment fees.

To date the association has spent twenty percent (20%) of the budget on the roads twenty-five percent (25%) on Ranch operations, twenty-two percent (22%) on financial (total reflects the cost of the review and the increase in Cibola County property taxes) and only two point seven percent (2.7%) on legal fees.

To date: Have spent a total of \$71,955.28 equaling fifty percent (50%) of our proposed \$143,510.00 budget and have collected \$119,686.90 equaling seventy-five percent (75%) of our total current years' assessment fees, and \$3,644.14 equaling twenty percent (20%) of assessment fees owed from previous years.

The above report does not reflect January collections and expenditures.

Collections:

Of the two landowners who were referred to our lawyers for foreclosure in November one settled with the Association. Proceedings to foreclose on one lot are going forward.

Four Landowners with a total of seven lots will be referred to the lawyers on March 1st unless payment is received. There are currently 27 liens in place and four liens have been released since November 2007.

REMINDER: The second half of your assessment fees were due January 31, 2008. If your payment has not yet been received, eighteen (18%) interest will be added.

The pie graphs clearly illustrate that TRLA depends on our association dues to maintain the Ranch. If you have any questions or need to set up a payment plan please call, write or E-mail me. Thank you to all who have already paid. ✓

Eileen Domer / tedomer@wildblue.net

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TIMBERLAKE RANCH WINTER DRIVING TIPS



Given the amount of snow we have had year to date and the rapid thaw we are now experiencing, several folks have suggested the following reminders to minimize wear and tear on our roads and save as much gravel as possible. Please remember, every trip on muddy roads pushes the gravel further into the roadbed. If you can drain excess water off your road or a section of it, the quicker it will dry out and the longer the road surface will last.

- Do not go out unless you absolutely have to do so.
- If you must go out, do it in the early morning when the roads are frozen over. Return before they begin to thaw for the day or after they have frozen over again in the evening.
- Minimize trips—combine picking up mail when you need to go grocery shopping.
- Avoid potholes and puddles if possible.
- If you are thinking about visiting your property, call the Ranch or a permanent resident for a weather and road report.
- Do not go joyriding.
- Do not go to the lake, just to look. If you must see what's happening with the lake, when you are out, go in from the town of Ramah side to look.

When the snows return, it is wise to carry the following in your vehicle at all times in case of an emergency:

- Chains
- A flashlight that works, with extra batteries
- Blankets or sleeping bags
- Snack food like power bars or GORP
- Water
- Cellular phone
- Shovel
- Flares
- First Aid kit ✓

HELPFUL HINTS TO KEEP YOU SUPPLIED

- You can freeze milk. Tastes just fine although as it thaws it separates. Shake before serving. That does not affect the taste. Try using plastic quart containers that will thaw faster.
- Eggs will also freeze. They aren't real pretty when they thaw but can be used in scrambled eggs and baking. Use small containers or plastic storage units to freeze.
- Keep evaporated and powdered milk, eggs, and other ingredients you use regularly on hand so you will not have to do without if confined by inclement weather.
- Keep frozen bread dough on hand. Just thaw and bake. ✓

ROADS REPORT

by Jerry Toellner & Eileen Domer

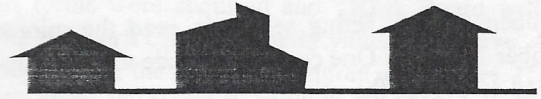
- No new gravel has been applied since November 2007.
- A broken plugged culvert was removed from Timberlake road between Copperweed and Buttonwood.
- The snow plows (grader, truck and tractor) have been out **seven** times this winter.
- After the last storm (Super bowl Sunday) all three vehicles were out plowing snow.
- All the roads were plowed and Timberlake/Canyon road was last graded Friday, March 29th.
- Equipment: A used snow plow was purchased for the grader and mounted at JRL.
- The old grader chains have been readjusted to fit the current grader tires.
- Tom Growney has been to the Ranch once for a grader service call. The tractor and truck are in good working order.

ROADS

- At this time of year the roads are not pleasant or easy to negotiate because of packed snow which quickly turns to mud by noon. Currently the side roads and Timberlake Road from the cattle guard to the firehouse are very muddy. Please drive with caution and four wheel drive is highly recommended.
- The roads manager has been getting calls to grade when the roads are muddy. Because of its size and weight the grader is not able to plow/grade when the roads are muddy. Gravel trucks will not deliver gravel when the road is muddy. As the weather stays warm and dry, Jerry will be able to start grading the side roads again.
- Residents often ask why TRLA does not plow private driveways or offer their services to pull vehicles out of

ARCHITECTURAL / MAINTENANCE COMMITTEE REPORT

When Duane and I where discussing what message we wanted to express in this issue of Timberlake Times, it became apparent that we were both feeling very positive about Timberlake Ranch. Many landowners have stepped forward with great ideas, time and energy and there is a long list of



people involved for whom we are very grateful. Thank you one and all.

While we are always working to resolve CC&R violations, we are pleased to say we are making progress. More and more people are contacting this committee to ask questions about what they need to submit well in advance of beginning their projects. This is another example of how we are coming together as a community.

How about the reading room at the Ranch House and the many donated books? What about the road clean up this past spring? We will all benefit from the newly refurbished or replaced road signs.

Timberlake Ranch, we have had a great 2007. Lets have a repeat performance this year. ✓

Ted Rodda / Duane Barbano

ROADS, continued

ditches, mud and snow. These issues involve personal property and liability issues for TRLA. There are private contractors in the area that can be hired to perform these duties.

- The BIA has given Timberlake permission to grade their portion of Canyon road. This spring/summer David Skinner and Jerry Toellner will continue to work with the Cibola and McKinley County to improve the main road.
- TRLA also plans to work on the plugged culvert on Cedar Road. Landowners who wish to purchase gravel for roads at their own expense are asked to contact Jerry Toellner, Chairperson Roads Committee.
- This also includes the placement of culverts for driveways. He will want to make sure the road is prepped first and the elevation of the culvert is correct.

We ask for your patience.

Eileen Domer

E-mail: tedomer@wildblue.net; call 505-783-4045. ✓



See colored photo on www.trnews.info or www.tlrloa.com.

TRLA QUARTERLY BOARD MEETING

Timberlake Community Center Ranch House, 10 a.m. February 16, 2008

ATTENDANCE:

Board members Jerry Toellner, Eileen Domer, Ted Rodda and Linda Pedersen. Excused absence: Anne Gilpin, Gary Blum and Duane Barbano. Six landowners present.

Linda Pedersen, President, meeting called to order, 10 a.m. Quorum established.

Eileen Domer, acting secretary, read the minutes from October 27, 2007. One correction made to roads report. Ted moved to accept the minutes as corrected. Jerry seconded. Minutes approved as corrected.



TREASURER'S REPORT:

Eileen Domer presented the following:

In January 2008, TRLA collected \$3,615.63 for previous years assessment fees and \$23,115.30 for the current year.

Donations: \$9 and finance charges \$300.

Total income: \$27,039.93.

Total expenses: \$8,354.00. The major expenses this past month were the purchase of a used snowplow and retrofitting it to previous grader tire chains and to the grader (\$4320).

ROADS REPORT:

Jerry Toellner reported the following:

- Only spot graveling has been done.
- Fragmenting culvert removed between Copperweed and Buttonwood on Timberlake Road as it was causing flat tires.
- David Skinner and Jerry Toellner will be working with Cibola County to:
 - a) install culverts by Sunflower and Copperweed,
 - b) install more culverts on the flats along with raising the height of the road and,
 - c) have Timberlake Road between cattle guard and Fire Station dedicated into their maintenance program.
- Snow removal was performed 5 times since plow was put on grader.
- New set of chains for grader would have cost \$1600 so old ones were revamped for a cost of \$302.
- Grader has leaking fuel pump and needs a new hydraulic turntable motor. Dealership is aware of the problems. Grader is still covered under warranty. New starter was installed and the heater fixed. Grader will start on rutted roads after the ground dries.
- We have received BIA approval to help with their road maintenance.
- Need turnaround areas on some of the narrow roads for TRLA equipment and Emergency vehicles. Quail,

Bluebird and Fox were just a few mentioned.

This will be coordinated with Andy Wilson, Fire Chief.

Jerry thanked Ted Rodda and Danny Montoya for helping with snow plowing.

ARCHITECTURAL AND MAINTENANCE COMMITTEE REPORT:

Ted reported the following:

The north gate to the lake needs attention because of a misalignment problem. Both gates will be modified to allow adjustment should it be needed in the future. The work will be done when the weather permits.

The Architectural Committee (A/C) has complied with TRLA's Policy and Procedures by sending the required three letters to three lot owners that have CC&R violations against their lots.

TRLA's lawyer has sent letters to two of the three lot owners and has had a response from one lot owner. This lot owner asked for more time to comply and lawyer advised that they need to work that out with this committee. We are to notify our lawyer as to the time frame we work out. The third lot will probably be referred to the lawyer in an attempt to resolve the violation.

COMMONS REPORT:

Ted and Eileen reported the following:

One of the toilets in the bathhouse will be replaced. Estimates have been under \$100. Volunteer labor will be used. The fans will be replaced. Custom plastic for bottom of showers is too costly. Currently looking for discontinued tile at a reasonable price. Landowner will investigate place in Phoenix that has salvaged fixtures for the Board.

CCR REVISION COMMITTEE REPORT:

Linda reported that the committee is working on "Draft 2" to be presented to landowners some time in April for more feedback after revisions have been made following responses to "Draft 1" that was given to all landowners the beginning of December 2007.



LEGAL UPDATES:

Linda reported the following:

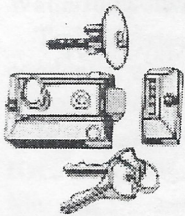
There were two landowners whose properties were submitted to the lawyer for foreclosure as back assessment dues were over \$1000. One has settled with TRLA and the other is still in process. The court has issued Default Judgment and Decree of Foreclosure in favor of TRLA.

Continued on page 7

TRLA has been named in a new lawsuit filed by William Stripp. Senior Attorney, Mark Acuna of Cassutt, Hays and Friedman will be representing TRLA. The Board has no comment at this time.

OLD BUSINESS:

1) Replacing Locks and Keys:



Discussion: Over the last 15-17 years over 700 keys have been issued to TRLA landowners and Woodland Lakes landowners.

Many properties have changed hands and old keys were not given to the new landowners or returned to TRLA. We have no idea how many keys are in the hands of non-landowners. Keys should only be a right and privilege of Members in Good Standing. The cost of the new system will be \$1800 including an initial 200 keys and can be changed inexpensively at intervals determined by the Board [to ensure security].

Ted moved that we go ahead with the system. Jerry seconded. Motion passed.

The Board will meet and have a work session to figure out the logistics of communication with TRLA landowners and Woodland Lakes landowners to smoothly swap out the old keys with new ones, determine the cost, etc. Details will be worked out by the Annual Meeting in May.

NEW BUSINESS:

1) Signs for north and south lake gates:

Linda presented estimate from Dynamic Signs & Design in Gallup for two signs to be placed at each entrance to the lake. All the other signs and posters will be removed and will significantly clean up the cluttered signage. The estimate was \$103.38 for two painted metal signs (2' X 3').

Ted moved that we purchase the signs. Jerry seconded. Motion was amended that the size of the signs be increased to 3' X 3' and that the NM statutes printed on current signs be added, if it is still pertinent to lake access. Amended motion carried.



2) Meeting with Cibola County Chief Appraiser.

Eileen and Linda met with Sandy Ortiz to review 2007 appraised property valuations of vacant common land. Cibola County increased the property valuations substantially over the 2006 assessed valuation. (For instance, the vacant lot owned by the Association in Cibola County was increased from

\$240.00 to \$6,840.00 in assessed valuation. This is more than just substantial.) There are 119.42 acres vacant common area and 214 acres with the Timberlake Community Center Ranch House. Law dictates that the county can only raise properties with residential buildings three percent (3%) a year.

Protest forms were acquired and TRLA Board will file these after the April Cibola property valuations arrive. After the protest is filed, the County can agree or disagree. If they disagree with the protest, it then goes before a Protest Board.

TRLA contends that the common land does not have a comparable market value to private land as it is owned by a non-profit corporation and cannot be sold.

LANDOWNER INPUT

1. Andy Wilson (Fire Chief), asked that a Cliffside Drive sign be placed below Deer Run West in order for emergency vehicles to find the correct location. Board will make sure this is accomplished. He also announced that the Volunteer Fire Dept. will be burning the brush pile today.

2. Landowner addressed concerns that more landowners will be potentially using the water from the Ranch House well instead of drilling their own wells and that the Board should take a more proactive stance as who will pay for replacing the pump or a worse case scenario of possibly having to drill another well.



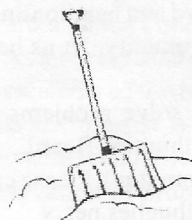
Discussion:

The Board will look into the following:

- The maximum amount of water that can be taken from the well according to the Zuni Water Litigation
- Placing a meter on the well to monitor its use
- Have landowners who use the well pay for metered water and create a well fund with the proceeds
- Legal input as to what TRLA can and cannot do as far as a non-profit corporation and use of Commons
- The water has been not tested for potability since 2003.

Meeting adjourned at 11:30.

Eileen Domer, Acting Secretary. ✓



*Dreaming of spring and flowers,
and gardens, and countless hours
spent in the great outdoors!
Hoping to stop shoveling soon.*

TRLA QUARTERLY BOARD MEETING

Timberlake Community Center Ranch House, 10 a.m. February 16, 2008

ATTENDANCE:

Board members Jerry Toellner, Eileen Domer, Ted Rodda and Linda Pedersen. Excused absence: Anne Gilpin, Gary Blum and Duane Barbano. Six landowners present.

Linda Pedersen, President, meeting called to order, 10 a.m. Quorum established.

Eileen Domer, acting secretary, read the minutes from October 27, 2007. One correction made to roads report. Ted moved to accept the minutes as corrected. Jerry seconded. Minutes approved as corrected.



TREASURER'S REPORT:

Eileen Domer presented the following:

In January 2008, TRLA collected \$3,615.63 for previous years assessment fees and \$23,115.30 for the current year.

Donations: \$9 and finance charges \$300.

Total income: \$27,039.93.

Total expenses: \$8,354.00. The major expenses this past month were the purchase of a used snowplow and retrofitting it to previous grader tire chains and to the grader (\$4320).

ROADS REPORT:

Jerry Toellner reported the following:

- Only spot graveling has been done.
- Fragmenting culvert removed between Copperweed and Buttonwood on Timberlake Road as it was causing flat tires.
- David Skinner and Jerry Toellner will be working with Cibola County to:
 - a) install culverts by Sunflower and Copperweed,
 - b) install more culverts on the flats along with raising the height of the road and,
 - c) have Timberlake Road between cattle guard and Fire Station dedicated into their maintenance program.
- Snow removal was performed 5 times since plow was put on grader.
- New set of chains for grader would have cost \$1600 so old ones were revamped for a cost of \$302.
- Grader has leaking fuel pump and needs a new hydraulic turntable motor. Dealership is aware of the problems. Grader is still covered under warranty. New starter was installed and the heater fixed. Grader will start on rutted roads after the ground dries.
- We have received BIA approval to help with their road maintenance.
- Need turnaround areas on some of the narrow roads for TRLA equipment and Emergency vehicles. Quail,

Bluebird and Fox were just a few mentioned.

This will be coordinated with Andy Wilson, Fire Chief.

Jerry thanked Ted Rodda and Danny Montoya for helping with snow plowing.

ARCHITECTURAL AND MAINTENANCE COMMITTEE REPORT:

Ted reported the following:

The north gate to the lake needs attention because of a misalignment problem. Both gates will be modified to allow adjustment should it be needed in the future. The work will be done when the weather permits.

The Architectural Committee (A/C) has complied with TRLA's Policy and Procedures by sending the required three letters to three lot owners that have CC&R violations against their lots.

TRLA's lawyer has sent letters to two of the three lot owners and has had a response from one lot owner. This lot owner asked for more time to comply and lawyer advised that they need to work that out with this committee. We are to notify our lawyer as to the time frame we work out. The third lot will probably be referred to the lawyer in an attempt to resolve the violation.

COMMONS REPORT:

Ted and Eileen reported the following:

One of the toilets in the bathhouse will be replaced. Estimates have been under \$100. Volunteer labor will be used. The fans will be replaced. Custom plastic for bottom of showers is too costly. Currently looking for discontinued tile at a reasonable price. Landowner will investigate place in Phoenix that has salvaged fixtures for the Board.

CCR REVISION COMMITTEE REPORT:

Linda reported that the committee is working on "Draft 2" to be presented to landowners some time in April for more feedback after revisions have been made following responses to "Draft 1" that was given to all landowners the beginning of December 2007.



LEGAL UPDATES:

Linda reported the following:

There were two landowners whose properties were submitted to the lawyer for foreclosure as back assessment dues were over \$1000. One has settled with TRLA and the other is still in process. The court has issued Default Judgment and Decree of Foreclosure in favor of TRLA.

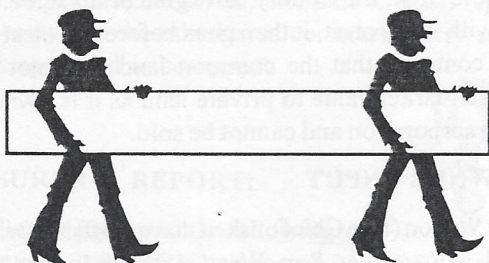
Continued on page 7

COMMONS COMMITTEE REPORT

by Ted Rodda and Eileen Domer

It was a good summer and fall for the Commons Committee. With the help of many willing volunteers we were able to clean and do small repair projects that had been put on hold because of budget concerns and lack of help.

The list of accomplishments by the volunteers and Board members include:



- Identifying, inspecting and signing of equestrian trails.
- Constructing spill containment pit for the diesel fuel tank.
- Relocating the diesel fuel tank.
- Installing an orange safety fence around containment pit.
- Replaced both outdoor frost less faucets and drain in the ranch house kitchen sink.
- Installed new Hardboard siding on peaks of the bathhouse.
- The new water heater was installed in the bathhouse.
- Refurbished all of the side road signs
- Made new signs for the reading room and new "No hunting, no shooting" signs.
- Many books and puzzles that were donated for the newly created reading room.

This spring we plan to install a new handicap toilet in the women's room, reseal the other toilets, re-mount the sinks, paint and do a general spiffing up in the bath house. ✓



BOARD MEMBER APPLICANTS REQUESTED

With two openings coming available on the Board in May, the TRLA Board is asking for candidates who are willing to serve on the Board.

If you would like to be a part of this Board and help continue to promote positive direction for our community, let us hear from you.

Applicants must be prepared to help solve problems in conjunction with a proactive and positive thinking Board.

Call Danny Montoya (Nominating Committee). Please call 505-783-2465; E-mail: dannyamontoya@hughes.net. ✓

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TRLA Board 2007 – 2008

- Linda Pedersen, President
(term ends May 2009)
HC 61 Box 833 • Ramah, NM 87321
Phone: 505-783-2465 • E-mail: pete137@juno.com
- Ted Rodda, Vice President • (term ends May 2009)
Box 792 • Ramah, NM 87321
Phone: 505-783-4590
E-mail: car_rod@wildblue.net
- Anne Lowden-Gilpin, Secretary
(term ends May 2008)
737 Turner Dr. NE • Albuquerque, NM 87123
Phone: 505-298-6262
E-mail: grannygilpin@msn.com
- Eileen Domer, Treasurer • (term ends May 2010)
HC 61 Box 807 • Ramah, NM 87321
Phone: 505-783-4045
E-mail: tedomer@wildblue.net
- Duane Barbano Director • (term ends May 2009)
HC 61 Box 819 • Ramah, NM 87321
Phone: 505-783-4190
E-mail: dbarbano@hughes.net
- Jerry Toellner, Director • (term ends May 2010)
HC 61 Box 842 • Ramah, NM 87321
Phone: 505-783-4373 • E-mail: toellner@aol.com
- Gary Blum, Director • (term ends May 2010)
P.O. Box 547 • Quemado, NM 87829
Phone: 505-783-4846 • 505-772-2539
E-mail: garyb@starband.net
- TRLA • HC 61 Box 767 • Ramah, NM 87321
Phone: 505-783-4690
- Bookkeeper • Mary Ray
P.O. Box 264 • Corrales, NM 87048
E-mail: mstingrayy@netscape.net
- Ranch Hand • Ralph Cranston
- Bathhouse Maintenance • Margaret Allen
505-783-2492 ✓

Volunteers make the job easier and the camaraderie can't be beat. Come and join the volunteers this spring as we continue to upgrade our facilities.



March 2008

EQUESTRIAN UPDATE

by Gary Blum

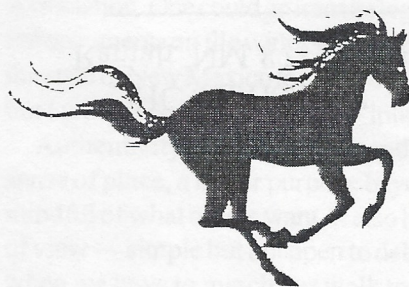
As we enter 2008 it appears time to address the equestrian aspect of TRLA and what the future holds for horse enthusiasts.

First, let's look at what happened last year. An "Equine Emergency Evacuation" form was created to identify horse owners who might need evacuation assistance in an emergency. To this we owe a debt of gratitude to Mary Jo Wallen and all who assisted her.

Trail signage and equestrian easement identification was conducted by a group headed by Richard Riedy and John & Dawn Lashley.

In conjunction with the New Mexico Horse Council and the Baca Chita Ranch, a trail ride and BBQ were organized by Mary Jo Wallen.

To all these volunteers we owe our thanks for making Timberlake Ranch a better place for Equestrians.



With the great start from last year for equestrian activities we look toward 2008 as the year to continue this success. We'd appreciate help to continue trail signage and equestrian easement

identification. Identifying and marking usable trails within the common areas will benefit and enhance the riding within Timberlake. As of today we've identified sixteen land owners who are horse owners. We believe there are more than this and we ask all horse owners to notify us, which allows for better communication between us. Please call Gary Blum at 505-772-2539 or 505-783-4846, or E-mail me at garyb@starband.net. If you have not yet completed the Equine Emergency Evacuation form, please do so and return it to Mary Jo Wallen via E-mail: mrsdw19@aol.com.

Please provide feedback by making comments, suggestions, or recommending changes that you deem appropriate to the draft CC&Rs. The completed document, when approved, will have a lasting effect upon our rights. Your input is requested.

Finally, what new events or projects for the equestrian enthusiasts would you like to see for 2008? One project could be the addition of "hitching posts" at the community center. An organized summer trail ride and BBQ could be enjoyable and easily be put together. A group of riders willing to participate in the annual Ramah Days parade might be fun.

As you can see there is plenty to do. We welcome your input and help to make Timberlake an even better place for Equestrians to enjoy while respecting the rights and wishes of all TRLA owners. Happy trails. ✓

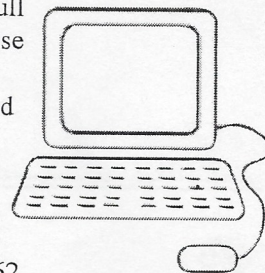
WHAT ABOUT TRLA'S WEB SITE?

by Anne Gilpin

All TRLA members who have applied for user name and password in order to access the full site, should have received those assignments by this date.

If you are a member in good standing, and have applied for and not received the User/Password information (*you would have received it via E-mail*), please contact Anne Gilpin at 505-298-6262.

Thank you! ✓



GARY BLUM JOINS TRLA BOARD

The Board of Directors of Timberlake Ranch is now at full strength. Gary Blum was recently unanimously appointed by the board to the one remaining unfilled board position, bringing the board to seven members. Below is Gary's resume. When you run into Gary and his wife, Sally, around the ranch, tell them "hi" and thank him for being willing to serve.



RESUME: GARY R. BLUM

Age, 63 years young; married, wife, Sally; children, son & daughter; 4 grandchildren; resident of New Mexico past 7 years; currently ranch owner & licensed New Mexico real estate broker; Vice President, Quemado Community Equestrian Association; home & lot owner Timberlake Ranch; 34 years experience as real estate broker; owner of own business & partner in major real estate brokerage firm.

"My past business experience allows me the perspective to deal with the many challenges facing the Board of Directors of TRLA. Timberlake landowners are many and diverse with individual goals. I believe it is the duty of the Board of Directors to consider these individual goals and ultimately do what is best for the whole of TRLA.

"My previous business skills in negotiating contracts and keeping all parties of a transaction satisfied and the ability to listen will help move the Board of Directors and land owners toward a better Timberlake for all.

"As an equestrian enthusiast, I will be well suited to address the concerns of the horse owners within TRLA. My personal goals are to assist in making the Proposed CC&R's a livable document for all owners, which should enhance the long range preservation of property values." ✓