

# Timberlake Ranch Landowners Association

## April 20, 2024 Board Meeting Agenda

### 10 a.m. Ranch House

**Pledge of Allegiance:** Ms. Pedersen led the assembly in the Pledge.

**Call to Order:** Ms. Pedersen called the meeting to order at 10:01 a.m.

**Introduction:** Landowners present were asked to state their names.

**Landowners Present:** Tom Abbott, Trish Anderson, Rick & Pam Antosh, Duke Armijo, Wade Aubuchon, Frank Beissel, Dave Black, Marilyn Everhart, Tiffany Forsyth, Craig Johnson, Carren Kangas, Cecil & Melissa Lane, Danny Montoya, Killarney Martinez, Don Perry, Ron Schali, Barb, Stevens, Lynnette St. Charles, Andy & Diana Ramm, Nancy Wills, JK Yates

**Zoom Attendees:** Pam Adams, Fordon Ambrosiao, Susan A ??, John & Melissa Borton, Ben Burkland, Channa Connally, Sue Cooper, Robyn Cox, Shiela Craig, Jenay Dendy, Stephen Hunt, John Kangas, Tracy Lang, Paul Moffitt, Maria Mendez-Young, Nevin Montano, Wayne Ramm, Teresa Springer, Robert Weir, Johanna

**Board Members Present:** Linda Pedersen, Mary Ann Armijo, Steve Stevens, Judi McClelland-Murphy, Julie Farrell, Joe Martinez

**Approval of March Minutes** (Oct. Minutes Approved via Board Email 3.17/18)

Ms. Pedersen announced that the minutes of the October 2023 general meeting were approved by the Board via email.

Ms. Pedersen asked the Board for their approval of the March 2024 general meeting minutes. Ms. Armijo so moved, Mr. Wills seconded and the minutes of the March 2024 general meeting were approved.

**Treasurer's Report**

	INCOME	
Assessment fees collected current month		\$3,178.56
Assessment fees collected YTD		\$166,347.67
Assessment fees outstanding		\$15,964.20
	EXPENSES	
March expenses		\$6,361.21
YTD expenses		\$110,805.11
Wells Fargo - Deposit		130,635.45
Wells Fargo - Checking		51,751.29
Wells Fargo - Well Contingence Fund		6,536.70
Wells Fargo - Road Repair/Contingency		44,658.53
		233,581.91

## REPORTS:

### **Commons:**

- Opened the Ranch house on March 27<sup>th</sup>
- Had bathhouse propane tank filled
- Repaired main water valve in bathhouse
- Repaired cold water valve in men's shower
- Opened bathhouse on April 4<sup>th</sup>

### **Communications:**

- Sent March Board minutes for posting to Webpage
- Cleaned up Webpage
  - Moved Zoom information to the top
  - Moved Board Meeting Agenda to the top
  - Updated Link to Everbridge for McKinley County residents
- Posted the recent Landowners Survey
- Posted March Financials
- Posted Landowners instructions for connecting the the Ranch house cameras for Landowners in good standing.
- Shared the need for all Landowners to have a current DNR posted to

### **Fire Department:**

- Four new volunteers have joined the department: Tom Abbott, Mike Miles and John & Laurie Gurley
- The Fire Department would like all landowners to mark their septic tank and leach lines so that in case of emergency the trucks do not run them over.
- The AED at the Ranch House needs to be serviced and battery checked.
- DNR packets are available for all landowners at the fire station. Everyone should have a packet completed for each member of the household and attached to the refrigerator in case of emergency.
- Q: Is it true that PHI does not charge Cibola County residents if they need to be airlifted to the hospital?  
**Ms. Farrell will contact PHI to see if this is indeed true.**

### **Liens & Foreclosures:**

- 12 liens were on record in March - 3 were released as satisfied
- There is currently ~\$17k in outstanding dues payments

### **Roads:**

- Work Completed
  - Pushed up burn pile through March and early April keeping pile close to water.
  - Started to drag and grade all roads for evaluation of road gravel and repairs.
  - Rain/snow 3 snowstorms since last meeting, no plowing needed.
  - Cibola to start prepping the road for chipseal project.
  - McKinley grades 1<sup>st</sup> mile and 4 miles to Box S entrance.
- Equipment
  - On March 31<sup>st</sup> removed chains from Kubota tractor
  - April 3<sup>rd</sup> removed chains on grader to begin road prep.
  - April 18 purchased parts for Kubota plow.

- Ongoing Work
  - Continue to drag all 38 miles of side roads.
  - Evaluate and prioritize roads for gravel, repair and bar ditch repair.

Acknowledgements: Roads crew, Tom Abbott, Jack Mansberger, Don Parry, great job through the winter.

Q: Are there still funds left in the budget from the current year for road gravel? Yes, there are funds in the current budget to begin this year's work. It was noted that gravel prices are increasing, and the Board will be reviewing the proposed budget for 2024-2025 to ensure adequate funds are allocated for road maintenance.

Q: Is it possible to notify landowners when work is going to be done on the roads adjacent to their property. Mr. Martinez stated that they will make an effort to contact landowners.

**BIA:** Ms. Armijo provided an update, stating that at the National level rights of way (RoW) have been reviewed and official documentation for review has been sent to all concerned entities. Senator Martin Heinrich is working on this effort on behalf of New Mexico. At the National level the RoW issue may take two years or more to decide. Bringing this back to the TRLA discussion, the 1 mile of unmaintained access road (Orphaned Road) is currently in probate as the land was allotted to a native family and needs to be cleared through probate. Until the probate is settled no entity can claim responsibility for maintenance of that stretch of road. If the County should be able to claim the right to maintain the road, they will need to survey the road and go through the funding process, prior to any real progress being made.

A discussion ensued regarding the value of landowner participation in contacting State representatives and County entities directly vs through the TRLA Roads Committee. Because the RoW issue is being addressed at the National level, and because the Orphaned Road is currently in probate, landowner direct contact may not be the best approach at this time.

#### **Architectural & Maintenance:**

- 1 Shed Plan Approved
- 1 Home Plan Approved
- CC&R Activity (50 active reports)
  - White propane tank – 43 reports, action pending CC&R update proposed
  - Building in Setback Space – 2 closed
  - White water tank on lot – 1 closed
  - RV on lot too long – 1 closed, 1 sent to legal
  - Heavy equipment on empty lot – 1 closed
  - Building material on empty lot – 1 in process

Q: Are Air B&B's permitted in TRLA? Yes, however there are limitations to the amenities that renters are able to avail themselves of in the Community. This is outlined in the CC&Rs.

#### **OLD BUSINESS:**

##### **1. Camera System for Ranch House Update**

Mr. Beissel identified that landowner instructions on accessing the cameras at the Ranch have been posted to the TRLA Website. There are currently 25 landowners that have access to the cameras.

##### **2. Removal of Covenant Article IV Section 9/Annual Mtg. Agenda**

Ms. Pedersen shared that the proposal to remove Covenant Article IV, Section 9 which refers to tanks in TRLA will be voted on at the Special Meeting following the Annual Meeting on May 25, 2024. It was

further stated that it will take 20% of voting members to change the CC&Rs. Mr. Wills stated that there are currently 43 potential violations with the CC&R Committee on this topic. Mr. Wills identified that if the landowners vote to revise the CC&Rs the 43 potential violations will be voided.

3. Follow-up to Landowner Survey Results - TRLA Fact Sheet

Ms. Pedersen reviewed the updated TRLA Fact Sheet that will be used for distribution to local realtors and in the new landowner welcome packets. Minor edits were suggested but overall, the Fact Sheet was well received.

4. Durante Suit

Ms. Pedersen identified that the TRLA attorney filed a 30-day extension to allow time to review the case.

5. Nominating Committee

Ms. Murphy announced that the Committee elected Gaya Deak as the Chairperson of the Committee. The Committee has identified 7 candidates that are running for the 3 open Board positions. Once the Board has been presented the candidate list, and documentation for the election packets finalized for mailing the full list will be released for Landowner review. Candidates running are welcome to share with their friends and neighbors that they are running for the Board, but no official announcement will be made until due process has been followed.

6. Fire Mitigation and Trails

Mr. Shali identified that another 10 acres will be addressed for fire mitigation this year. He identified that grants are available for landowners to apply for their property, if there are questions regarding the grant process to please contact him. A copy of Mr. Shali's report is attached and becomes a permanent portion of these minutes.

## NEW BUSINESS:

1. A discussion regarding which item to address from the Landowners Survey was brought to the floor. It was determined that as a service to Landowners, a roster of service providers would be beneficial. Ms. Armijo made a motion to gather information to be posted to the Webpage and through the newsletter, Mr. Wills seconded the motion; the motion passed.
2. Ms. Pedersen shared pictures of individuals exhibiting poor judgment regarding activities around the Ranch House that were captured on the video system. Landowners were asked if they witness bad behavior by individuals on the Ranch to please report it to the authorities.

## LANDOWNERS COMMENTS/QUESTIONS

1. Announcement: The new volunteer group will be meeting in the Ranch house at 12:30 today.
2. Question: Can the pictures of individuals exhibiting bad behavior be posted to the Website? No, it would be better if this is witnessed that the authorities be called.
3. Question: Can landowners have visibility to Board candidates sooner? Proper procedure will be followed; the formal announcement will be made once the Board has reviewed all candidates and documentation presented by the Nominating Committee.
4. Question: Can a requirement be imposed that Board candidates must be full-time residents on the Ranch? This would require an update to the Bylaws, however if the landowners feel strongly about the issue, it can be considered.

## ADJOURN

Ms. Armijo made a motion to adjourn, Ms. Farrell seconded, and the meeting was adjourned at 11:15 a.m.