

TRLA Annual Meeting Minutes

May 23, 2026

Call to Order: 10:36

Board Members present: Frank Beissel, Marvin Springer, Joshua States, Mary Ann Armijo, Judi McCLeLeland-Murphy, Craig Johnson. Diana Ramm attended by Zoom.

Landowners Present is in the registration list. Landowners attending by Zoom is at the end of this document.

Quorum Established-Secretary

Approval of 2025 Annual Meeting minutes-States, second by McCLeLeland-Murphy, passed.

President's Address

President Armijo addressed the assembly regarding the election and requested a motion to rearrange the agenda to move strategic plan report, add a volunteer's report, and move McKinley County Sherriff to earlier. Motion by States, second by Springer. Motion Passed.

President Armijo discussed the election process, noting that Jennifer Stretton had withdrawn from the race. President Armijo expressed gratitude to the Elections Committee for their work and explained her decision to run for a third term as president, citing ongoing work with BIA Road allottees and legal litigation efforts.

McKinley County Sherriif

- Sherriff James Maiorano addressed the assembly.
- Sheriff Mariano thanked the community for being one of the least crime areas and announced upcoming forestry patrols.

Strategic Planning Report presented by Landowner Len Waterworth

- Len Waterworth and Katherine Teleki presented the results of a three-phase community survey conducted to gather input on strategic planning for Timberlake. The survey involved 105 participants in the first phase, 30+ in the second phase meeting, and additional responses in the third phase. Key findings showed that roads and fire mitigation were the top priorities, with additional focus on resolving lawsuits, improving community access, and developing emergency alert systems.
- The survey results have been compiled into a report for the board to review, with high-priority items identified as road maintenance, fire mitigation, emergency preparedness, and alternative dispute resolution methods.

- Website: Post the final strategic planning report, raw survey data, and related materials (including the "parking lot" document and top tips for living in Timberlake) on the TRLA website as soon as possible.

Year-End reports:

Financial report presented by Treasurer Judi McClelland-Murphy.

- TRLA reported that as of April, assessment fees collected were \$168,500 with projected expenses indicating an estimated \$14,000 overbudget for the fiscal year.

Roads Report presented by Roads Director Craig Johnson

- Outlined recent road maintenance work including gravel placement across multiple routes and vehicle maintenance needs, while emphasizing that road conditions are better than in previous years.

Commons and Architectural Report presented by Director Marvin Springer

- Numerous property improvements completed by volunteers and staff, including propane tank removal, electric heater installation, plumbing repairs, fence replacements, and painting of exterior structures.
- The architectural committee approved five home plans, eight sheds, and one well house while rejecting one guest house due to size concerns and two structures exceeding square footage limits.

Liens and foreclosure Report presented by President Mary Ann Armijo

- Six delinquent accounts that have been paid in full ranging from three to six years delinquent.
- Eight liens filed and six liens released this year.
- 12 properties in Timberlake were sold from January to May this year.

Secretary and CC&R Report presented by Secretary Joshua States

- Draft a new penalty schedule for CC&Rs violations and put it out for landowner feedback.
- Finalize and implement the proposed variance process for CC&Rs, and put it out for landowner feedback.
- Continue converting all paper forms to fillable PDFs and update the website accordingly.

Communications Report presented by Communications Director Frank Beissel

- Update the website to reflect that TRLA now owns the domain and site, and ensure all official information is posted there.
- Upload the 2025 annual meeting minutes, survey data, and volunteer event information to the website over the weekend.
- Coordinate with the Forest Service and Forest Guild to attend the June board meeting to discuss grants for landowner fire mitigation.

Fire Mitigation and Trails presented by Director Frank Beissel

- TRLA reported that the FHI grant 2026 will be sent out for bid in July-August with a fall 2026 start date.
- The United States Forest Service investigation of an unauthorized trail remains ongoing.
- The next legal hearing for the Peterson-Schali-Montoya-Rebb lawsuit is scheduled for June 18th at 3:30 PM via Google Meet, where only defense and plaintiff counsel will speak.

Fire Department Report presented by Captain Julie Farrell

- Distribute Firewise literature and offer on-site consultations to landowners to help with fire preparedness.
- Continue testing the emergency siren on the first day of each month at 1:00 PM and communicate its purpose to landowners.

Volunteer's Report presented by Landowner Teresa Springer

- Organize and publicize the summer events schedule via email, Facebook, flyers, and signs.

Cibola County Sherriff

- Sherriff Larry Diaz addressed the assembly and introduced Lt. April Salazar and Sergeant Richard Rangel.
- Highlighting the department's various capabilities including narcotics enforcement and search and rescue operations.

Landowner Comments & Questions

Susan Fisher

- Research and work with an attorney to set up an escrow account to assist landowners in need, and communicate the plan to the community.
- Propose and potentially implement a survey to landowners to determine their preferred method of communication (email vs. written notice).

Closing Remarks

- The Board announced their summer schedule, taking July and September off while remaining available for urgent matters.
- The Board discussed the need to raise dues due to increasing costs and the need to assist aging volunteer workforce with paid contractors.
- The Board encouraged community members to reach out with questions and emphasized the board's commitment to serving the community despite challenges.

12:27 Motion to adjourn, Johnson, Springer. Passed.