

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

APRIL 25, 2026

Call to Order: President Mary Ann called the meeting to order at 10:00.

Board Members Present: Mary Ann Armijo, Judi Murphy, Joshua States, Diana Ramm, Frank Beissel, and Craig Johnson were excused. Don Parry was present as appointed for Marv Springer who is on administrative leave.

Landowners' Present: Don Auger, Joe Martinez, Jim Craig, Lynette St. Charles, Duke Armijo, Carren Kangas, Julie Farrell, Randell Palmer, Liz Carlier, and Laurie Gurley

Zoom Attendees: Zoom was not available due to technical difficulties in loading the Zoom meeting application. The meeting was recorded for audio only. Audio recording will be made available on the Association website.

Welcome and Introduction: Call for first-time attendees to introduce themselves. Randell (Randy) Palmer introduced himself.

Approval of Minutes: A motion by States and second by Parry to approve the March 15, meeting minutes. A unanimous approval was made by the Board.

REPORTS:

Financial Report

Judi McClelland-Murphy presented the financial report. Recognition that Diana Ramm has drastically reduced the number of landowner accounts in arrears. Also that we received the reimbursement for the FHI grant.

April 2026 Board Report

INCOME

Assessment fees current month	\$4,752.70
Assessment fees YTD	\$167,655.11
Assessment fees outstanding	\$19,746.15

EXPENSES

Mar Expenses	\$4,773.49
YTD Expenses	\$116,616.59

ACCOUNTS

Wells Fargo - Deposit	\$250,408.92
Wells Fargo - Operating	\$24,164.90
Wells Fargo - Well Fund	\$6,537.96
Wells Fargo - Savings	\$36,285.35
Total	\$317,397.13

NOTES:

Commons 2610.10

Gravel

Insurance

\$2,610

Other Expenses Refund

Fire Mitigation \$13,585 \$9,509.50 \$4,075.50

Roads: Mary Ann Armijo presented the roads report for Craig Johnson

- Continue with road maintenance on side roads.
- 6 loads of new gravel on Ranch House side parking lot.
- Graded the BIA several times this month.
- Installed Bollards to protect the new propane tank at the Rock Room. Steel pipe materials for bollards was donated by Ned Montano

Commons: Don Parry presented the report for director Springer.

- Ranch House parking area has been expanded. Please use additional parking between Ranch House and equipment building rather than park on the roadside.

- New propane tanks have been installed per code requirements.
- Ranch House fence painting complete. Special thanks to Laurie Gurley for organizing volunteers. Additional painting projects to resume at Ranch and Bath Houses.
- Minor electrical device replacements in Ranch House completed.

Architectural Committee:

- One residence approved and under construction
- One shed and well house approved to rectify CCR violation case
- One house plan submitted and under review

VP Report: Mary Ann Armijo presented Liens and Foreclosures

- No new liens filed
- TRLA is actively seeking a new attorney to handle future liens and foreclosures

CC&R Committee: Secretary States presented the CC&R report.

- Three (3) new complaints. Drive-by complete on all three. Letter to one property sent, others being prepared.
- Old CCR files had records of six (6) previously confirmed violations from 2012. Of the six previously confirmed violations, only two were still valid. Both of these have current confirmed violations as well.
- CCR penalty/fine schedule to be drafted. 2029 changes to HOA act allow the Association to impose fines for violations of Association documents. Legal opinion is in the office files. Once drafted and reviewed by BOD, will be released for landowner feedback and approval.
- A draft Covenant Variance process and procedure document is ready for Board review. Copies to be forwarded to general membership for feedback before final board approval.

Fire Department: Captain Farrell presented the report.

- In response to the strategic planning meeting, fire-wise readiness pamphlets were distributed. Contact Capt. Farrell if you want one and were not present.

- Some communications challenges still persist in some areas. Starlink mini units used are addressing most concerns.
- McKinley and Cibola County fire Chiefs will be at the annual Meeting to answer questions and address concerns by members.
- Request for burn pile boundaries from Board. Don Parry and Joe Martinex volunteered to mark boundaries.
- Julie and Mary Ann are working with McKinley County commissioners to establish a secondary egress route out of Timberlake. Possibly through Box S and north to I-40.
- Call for additional volunteers to help with non-firefighting chores and activities. Interested members can contact any current volunteer firefighter.
- Question asked about minimum driveway width needed to access a homesite. Julie requested 20 feet.
- Capt. Farrell asked members present to mark a large map board with a dot on their lot color coded to identify seasonal or fulltime residency. Map will be available at the firehouse.

Communications

- No new items to report.

Old Business

Trails President Armijo presented Trails report for Director Beissel

- Trails continue to remain open while we await response from USFS on status of illegal section of trail established on USFS land. Please use the trailheads at Yucca and Cedar roads to access trails if you are a hiker.
- FHI Grant for 2026 increasing the grant area to 20 acres rather than 10 acres has been approved by the forest guild.

Strategic Plan President Armijo presented:

- Full presentation by Katherine Teleki and Len Waterworth. Additional survey is open until May 2, 2026. All Landowners are encouraged to participate.

New Business:

Elections Committee Secretary States presented the Elections Committee report.

- Nominations Committee forwarded both candidate submittals (Mary Ann Armijo and Jennifer Stetton) to the Board for inclusion on the ballot.
- Elections committee is formed, first meeting to follow general meeting on April 25. Online voting using election Buddy can move forward. Motion by States and second by McClelland-Murphy to approve \$99 expenditure for use. Motion passed unanimously.
- Elections Committee members: Joshua States (chair), Judi McLelland-Murphy, Diana Ramm, Andy Ramm, Gaya O'Neal-Deak, Wade Aubuchon, Jim Craig, Sheila Craig, Richard Hollabaugh, Julie Farrell, Joe Martinez, Laurie Gurley, Randy Palmer, Rosalie Bianchi.

Annual Meeting

- Meeting scheduled for May 23, 2026 in the equipment building. Starts at 10 AM.
- USFS has been invited to discuss the trails system.

Landowner's questions and comments

- Question about providing a roll-off dumpster for the summer. Board to investigate options and cost.
- President Armijo spoke as a Landowner to request support in the coming election.

11:15 Motion to adjourn by States, seconded by Parry and approved.