

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

JULY 21, 2024

Pledge of Allegiance: President Mary Ann Armijo asked Landowner Richard Hollabaugh to lead the assembly in the Pledge.

Call to Order: President Mary Ann called the meeting to order at 1:05 pm.

Introductions:

Landowners Present: Robyn Cox, Marv & Teresa Springer, Trich Anderson, Laurie Gurley, Duke Armijo, Richard & Roxanna Hollabaugh, Tom Abbott, Greg Brooks, Gaya O'Neill Deak and Lou Deak, Julie Farrell, Wade Aubuchon, Rosemary Carlson, Lisa Daley, Don Auger, Melissa Lane, James Hansen, Scott Fenton, Shaun Fenton, Tracy Lange, Ron Schali.

Zoom Attendees: Susan Ackerman, Ben Burkland, Wade & Julie Lee, Stephen Hunt, Killarney Martinez, Sheila Craig, Pam Adams, Adam Pehrson, Carren Kangas, Rick & Pam Antosh, Dana Barnes.

Approval of June Minutes: Unanimous approval by the board.

REPORTS:

Commons:

- Repair water spicket to well system.
- Installed light fixture in ranch house library donated by last year's volunteer group.
- Cleaned and inspected filters on water faucets in both women's and men's restroom.
- Repaired north lake gate.
- Purchased and installed new toilets in both men's and women's restrooms
- Painted gazebo over the outside cooking area.
- Acknowledged Dani Torres (cleaning) and Bill Cangas (Landowner, cutting grass around ranch house) for their continued support.

Treasurers:

	INCOME	
Assessment fees collected current month		\$2,693.41
Assessment fees collected YTD		174,512.88
Assessment fees outstanding		\$8,291.99
	EXPENSES	
June expenses		\$35,523.67
YTD expenses		\$148,349.45
Wells Fargo – Deposit		120,496.51
Wells Fargo – Checking		32,404.88
Wells Fargo - Well Contingence Fund		6,536.81
Wells Fargo - Roads Repair/Contingency		44,659.28
		204,097.48

Treasurer Judi Murphy mentioned the Rewards account is now renamed “Well Contingence Fund”.

Ms. Murphy mentioned the savings account is under the yearly budget. Roads expenses were the biggest expense due to gravel purchase and diesel fuel.

Communications:

- Continue updating new web site.
- Now available to pay HOA dues online.
- Budget information will only be posted to the new website as soon as approved.
- Thanked Roxanna Hollabaugh for her support with the web site.
- Question: Gaya asked regarding violation reporting on the web site. Pres Mary Ann stated that Landowners now have the availability to submit violations to the web site and all reports will be anonymous and only board members would know who the reports were submitted by.

Vice President:

- No liens or foreclosures were reported.

- Expert Services list being finalized for approval.
- Pres Mary Ann reported for informational purposes only – letter/lien will be submitted when Landowner is in arrears \$345.00.
- Question: Roxanna asked if dues notices could be sent by email. Yes.
- Question: Don Auger asked for his dues notice be sent by email as well.
- Pres Mary Ann informed Landowners to send all corresponding emails to ALL board members in the future.

Architecture Committee:

- Performed follow-ups on existing approvals and unfinished building time frames.
- Thanked John Gurley, Tom Abbott and Joe Martinez for their experience in the building trades for their expertise.
- Thanked Dianna Ramm and Craig Johnson for their efforts in the office filing misc. paperwork.

Roads and Grounds:

- Continue burn pile maintenance 2-3 times weekly.
- Continue dragging back roads throughout community and repairing bar ditches.
- North and South Lake roads are being widen and bladed.
- Continue repairs on roads due to rain damaged runoff.
- Cut and removed a dead tree across road with the assistance of the Fire Department.
- Surveyed culverts for future repairs – reminded Landowners that they were responsible for their own culverts.
- Cibola County road upgrades halted due to equipment repairs.
- Kobota tractor repairs were performed in house.
- Acknowledged Don Parry, Tom Abbott, Jack Mansperger and Cibola road crew for all their continued support.

Fire Department:

Captain Julie Farrell gave a presentation on our “Ready, Set, Go” emergency evacuation program. This will be posted on the new web site going forward.

Captain Farrell mentioned the Emergency Evacuation Safety Zone staging locations which can also be found on the web site. These zones should be only used if the roads going out are congested. It was mentioned that livestock trailers should be staged at these locations to remove Landowner livestock. Captain Farrell mentioned that the volunteer fire fighters would be receiving updated clothing gear to battle wildland fires. Captain Farrell suggested that all Landowners sign up for the “Code Red” and “Everbridge” emergency notification alerts. Turning off propane tanks is the Landowner’s choice.

Captain Farrell briefed the Landowners on the new emergency evacuation siren installed and that the horns will be tested monthly on the 1st at high noon.

Commons director Don Parry mentioned the power line tree trimming on Continental Divide power line right of way. Continental Divide needs access to their right of way on Landowners property.

Old Business:

Greg Brooks gave a briefing on where we are with the trail today. This trail is a private trail system for Landowners use only. Mr. Brooks asked for donations for tools and manpower. Question: Gaya asked about insurance notice printed on signs. Yes.

Ron Schali briefed on the fire mitigation efforts being performed in the common areas. Ron has asked for funding to clear additional 10 acres of land for next year.

New Business:

- Committees are being finalized.
- Volunteer group falls under the TRLA insurance umbrella for future events.
- Airbnb’s are not allowed until the CC&R’s are reviewed and if proposed we would need a 51% Landowner vote to adopt or reject.

Comments and Questions:

- Question was asked about personal lot cleanup. Refer to the “Expert List”

With no further questions or comments Vice Pres Dianna Ramm asked for an adjournment and was granted at 2:43pm. Next Board meeting will be on September 21st commencing at 10:00 am.