

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

MARCH 15, 2025

Pledge of Allegiance: President Mary Ann Armijo asked Joe Martinez to lead the assembly in the Pledge.

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

Welcome: Tim Berry, McKinley Co Fire Chief, Martha Berry, Rodger Weinstein.

Introduction: All board members introduced themselves.

Board Members Present: Mary Ann Armijo, Diana Ramm, Don Parry, Joe Martinez, Frank Beissel, Craig Johnson, Judi Murphy.

Landowners' Present: Robyn Cox, Julie Farrell, Duke Armijo, Tom Abbott, Rosemary Carlson, Tracy Lange, Laurie Gurley, Jim Craig, Shiril Henderson, Trish Anderson, Danny Montoya, Linda Peterson, Ron Schali.

Zoom Attendees: Mike Rebb, Carrin Kangas, Julieann Schleuder, Dana Barnes, Don Auger, Katherine Teleki, Len Waterworth, Melissa Lane, Pamela Adams, Peter Reinhardt, Richard & Roxanne Hollabaugh, Rhett & Sarah Renoud, Sheila Craig, Wayne Ramm, John Schleuder, Joshua States, Teresa Springer, Killarney Martinez, Susan Ackerman.

Approval of Minutes: A motion was made by Don Parry and second by Diana Ramm to approve the February 15, 2025, meeting minutes. A unanimous approval was made by the Board.

REPORTS:

Treasurers: The treasury report was presented by Ms. Judi Murphy. A motion for approval was made by Don Parry and seconded by Craig Johnson and approved by the Board.

INCOME

Assessment fees collected current month	\$6,513.20
Assessment fees collected YTD	\$164,001.14
Assessment fees outstanding	\$19,563.26

EXPENSES

February expenses	\$1,907.97
YTD expenses	\$74,029.37

Wells Fargo – Deposit	\$204,049.07
Wells Fargo – Checking	\$31,183.09
Wells Fargo – Well Contingency Fund	\$6,537.25
Wells Fargo – Road Repair/Contingency	<u>\$44,662.25</u>
	\$211,425.12

Outstanding Dues \$19,563.26

Commons: Director Don Perry reported the following:

- 3 Heaters were discovered non-operational in the Ranch House
- It was mentioned that Tom Abbott will move the propane tank away from the building. Tom has just completed a training class in propane education. It needs to be 10 feet away from the structure. Don Parry will also contact the propane vendor for a replacement tank due to age. Guest Chief Tim Berry recommended trenching of fuel lines. Tom Abbott stated that he learned about the trenching during the training.

Communications: Director Frank Beissel reported the following:

- Everbridge (McKinley) and Hyper-Reach (Cibola) are the two emergency alert communication systems.
- Stated that trail work will commence to Timberlake Point.
- Emails will be sent out to all Landowners concerning the April 12th meeting on the trail phase two construction informing the Landowners to voice their concerns and support.

Liens & Foreclosures:

- Vice President Diana Ramm reminded all Landowners to be current on their dues to be in Good Standing. Frank Beissel will post a reminder on the website.

- No Leins were reported.
- President Mary Ann mentioned that there were 6 Landowners in foreclosure status.

Architecture Committee: Director Don Parry reported the following:

- Received phone calls for the process of building garages.
- Don mentioned that all forms can be located on the TRLA website.
- Received 1 CC&R Complaint.
- Answered a Landowner's question about mobile homes.

Roads and Grounds: Director Joe Martinez reported the following:

- Continue to push up burn pile 2x per week through the winter for burn time. The pile will be burnt when favorable conditions allow.
- Graded No Mans Land and Sagebrush Roads.
- Graded Lakeview Drive past the gate to the Ranch House parking lot, making the road wider.
- Due to the lack of snow during the last two storms NO plowing was performed.
- Removed 2 fallen trees on Fox Road.

Equipment Report:

- The grader had the chains removed for the season.
- The tractor is still chained for future use.
- The Ford F550 is still chained for future use.

Ongoing

- No Man's Land Road was approved for Cibola County Maintenance to maintain going forward. Cibola Co. is working on the transfer agreement.
- Gravel dragging will commence on April 1st for all TR roads.
- Joe acknowledged his Road Committee Crew: Don Parry, Tom Abbott and Jack Mansperger.
- Joe acknowledged his road crew consisting of Don Parry, Tom Abbott and Jack Mansperger.

Question was asked about chip seal of the No Man's Land road and the answer was YES, the county will chip seal.

Fire Department: Communications Director and Member of the Fire Department Frank Beissel introduced Captain Julie Farrell and Fire Marshall Tim Berry to present the following:

- Julie Farrell mentioned that the fire department siren testing will begin April 1st and will run every month on the 1st for approx. 10 minutes.
- Julie mentioned that the entire staff will become trained in Evacuation response.
- The fire department now has 10 trained personnel.
- Julie stated that the Fire Department page on the website has information on how to sign up for Emergency Flight Evacuation.
- Tim Berry, Fire Chief for McKinley County, thanked the Timberlake Volunteer Fire Department for their outstanding work. Chief Berry mentioned that 92% of McKinley County was under a severe drought warning. A Burn Ban is in place for both Cibola and McKinley counties. 20 brush fires have been reported since January 1st of this year. Chief Berry mentioned that the Burn Ban Ordinance is in the process of being revised with the county.

Question from ZOOM about a Barrell Stove – can it be used outdoors if a door was on front. Answer – we will research and report back.

Question was asked about citations – who will hand out tickets? Answer – fire department will work with Sheriff's department

Question was asked about Burn Permits. Answer – Permits will be issued based on weather.

Don Parry mentioned about the St. Johns wildfire evacuations. Craig Johnson read the proposed verbiage to be introduced in the CC&R revision the committee presented to the lawyers.

Old Business:

There have been rumors that the current Board of Directors are NOT in favor of the trails project. President Mary Ann assured the Landowners' that that was NOT true. The current board is in favor but just wants all Landowners' to have a say before the trails crew proceeds. There will be an April 12th informative meeting with the Landowners to voice concerns or opinions. Ron Schali will present talking points. Julie Farrell reported that the Ranch House will be open on April 1st. Don Parry talked about Key Distribution of the new keys to the Ranch House. Keys will be distributed to the specific groups based on their needs and to the group

members in good standing. Joe Martinez mentioned that only 3 keys will be issued to the groups that use the Ranch House. President Mary Ann talked about the ongoing lawsuit. All material from Timberlake Ranch has been delivered to the lawyers and we are waiting for the other side to respond. A question was asked about the nomination committee for the upcoming elections. This is work in progress. BIO's for future candidates are to be submitted to the secretary.

New Business:

President Mary Ann presented the dates for the monthly meetings for 2025. There will not be a monthly meeting each month due to director's commitments. She presented the following: **April 26th, May 24th annual meeting in the equipment barn, July 19th, September 20th, October 18th, and DARK November, December and January.** A reminder will be sent out 1 week prior to the meetings for a ZOOM request. Monthly financials will be posted on the website.

A question was asked about the bath house keys. Contact Joe Martinez for a key request. Social Events will be directed by the Social Committee Chairperson Tereas Springer.

Landowners' Questions and Comments:

Ron Schali publicly thanked the board for resuming the trail work to Timberlake Point for maintenance. Ron is looking for volunteers. His crew was requested to NOT use Landowners property to access the trails. Aspen/Elk access points are off limits for now. Ron reminded the assembly that there will be an open forum on April 12 to discuss further progress. He discussed that there will be an informative talk on how the trail system was conceived and where we are today.

Ron also reminded the board of their due diligence in the education of the commons and reminded the board that each member re-read the Bylaws and CC&Rs, sign and return an acknowledgement within 90 days of becoming a newly elected board member. The common areas are open to all Landowners in Good Standing. The Equestrian easements and right of ways are to be always adhered to. Don Parry mentioned that the Ranch House is not open 24 hours a day. It is a member's right to use but the board will regulate the times.

Linda Pederson requested that her name be removed as the designated agent and was informed that the process to remove her was in the works. A question was asked regarding who is the legal representation of the HOA. President Mary Ann had sent an email to verify that Gary Freeman was still our representative.

Rose Carlson responded that the board was using a wrong hands-off approach to the Equestrian easements. She stated the board should not decide but Landowners' should have the right. Mary Ann responded that this board makes no decisions as this is all up to the Landowners' before any changes are made.

Julie Farrell mentioned that the fire department will be performing trail rescue training soon.

Sheril Henderson reminded all to think SAFETY while out on common land, especially on Elk to Culebra.

ZOOM question: Are there any maps of the trails. The website has them and will be updating them as they progress.

Linda Pederson stated that firewood was stolen on her property where the utility company had stacked on the easement next to her property.

No further questions or comments, a motion was made to adjourn by Diana Ramm and seconded by Don Parry. The meeting closed at 11:33am.