

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

OCTOBER 19, 2024

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 1004am.

Introductions: All board members introduced themselves.

Landowners Present: Robyn Cox, Duke Armijo, Tom Abbott, Greg Brooks, Julie Farrell, Rosemary Carlson, Tracy Lange, Ron Schali, Teresa and Marv Springer, James Hensen, Chaille Martin, Tom Martin, Shiel Henderson, Linda Pederson, Danny Montoya, John McCrimmon.

Guest: Sheriff James Maiorano - MCSO

Zoom Attendees: Susan Ackerman, Ben Burkland, Trish Anderson, Maria Mendez-Young, Pete Reinhardt, Karin Reinhardt, Shelia Craig, Pam Adams, John & Karen?

Board Members Present: Mary Ann Armijo, Diana Ramm, Don Parry, Joe Martinez, Frank Bissel, Craig Johnson *****REV 2 Change*****

Approval of Minutes: Motion was made by Judi Murphy and second by Don Perry to approve the September 21, 2024 meeting minutes. A unanimous approval was made by the board.

REPORTS:

Treasurers: The treasury report was presented by Ms. Judi Murphy and motioned for approval by Craig Johnson and second by Diana Ramm and all approved by the board.

	INCOME	
Assessment fees collected current month		\$399.96
Assessment fees collected YTD		\$170,660.00
Assessment fees outstanding		\$230.00
	EXPENSES	
Sept expenses	\$2000 was used for dirt around the leach field	\$4,661.22

YTD expenses		\$32,893.04
Wells Fargo - Deposit		\$215,914.04
Wells Fargo - Checking		\$24,652.78
Wells Fargo - Well Contingence Fund		\$6,536.98
Wells Fargo - Road Repair/Contingency		\$44,660.40
		\$247,103.80

Commons: Director Don Perry reports the following:

- Repaired the men's bathroom door damaged by vandalism.
- Began dirt removal around ranch house left over from porch project.
- Replaced locks on the cleaning supply cabinets in bathhouse.
- Bathhouse and water will be shut off on November 1st.
- Provided maps of roads to the Cibola and McKinley County Sheriff's Departments.

Communications:

- Frank Biesel stated that Face Book is not the official outlet for information from the board.

Liens & Foreclosures:

- Vice President Diana Ramm reported that we have 7 liens on file and no releases.

Architecture Committee:

- Fielded several calls for requirements for architecture requests.
- Delivered architecture request forms for a pole barn build.
- Received a revision on a previous application due to manufacture change. Building is now 2' wider.
- Revision of a building plan due to setback issues. These plans were required to get TRLA stamped before the NM CID could finalize.

Roads and Grounds:

- Continue to push up burn pile 2x per week through the winter for burn time.
- Graded bar ditches on several TRLA roads.
- Continue dragging TRLA roads.
- McKinley County patched several washouts on the new chip seal.
- Repaired several rain runoff damaged roads and graded rock on said roads.

Equipment Report:

- Dump truck received maintenance.
- Winter prep work is starting – install snow blade on tractor and dump truck, install chains on all vehicles for snow removal.
- Acknowledged road crew.

Question: Robyn Cox asked about BIA status. Pres Mary Ann stated she made contact since Probate is concluded. Phone calls were unanswered. She contacted the county and is waiting for return info.

Fire Department:

Captain Julie Farrell gave an update on the emergency evacuation siren project and thanked all who contributed. Rescue training will begin soon for the new trail emergencies. Acquired a new battery powered gurney. All fire department members are now certified for first aid and will be CPR certified soon. Siren testing will commence in April. Miss Farrell gave a brief update to the power outage caused by a tree fire due to downed power lines in Ramah.

Q: Landowner is still experiencing an outage and was informed to contact Continental Divide Power for continued issues.

Fire Mitigation: Ron Schali reported that the 10-acre grant is on hold. Should have been completed by end of October. New application has been submitted to the board for next section.

Q: What area is slated for the next clearing. Ron answered Yucca and Cedar near the trail system.

Volunteer Group: Teresa Springer gave shout out and thanked all the volunteers for their support. Looking for suggestions and feedback. Also thanked Marv

Springer for his tremendous support and understanding. Huge thanks to the community for their involvement. Working on 2025 year ideas and suggestion. Financial - 11 events 2024 \$2300 to start next year.

Old Business:

President Mary Ann stated that at this time all work on the trail system ceases until further clarification on the direction of the trail. Several Landowners have expressed concerns. Mary Ann stated that whether we have one or several landowners voice concerns and questions we need to have all Landowner involvement. Two community meetings have been scheduled for April 2025 for Landowners to voice their concerns and to become better informed as to how the remainder of the trail network will proceed. Mary Ann asked the trail committee to present maps, material and pros and cons. She went on to thank Greg Brooks and his crew for an outstanding job to date. Mary Ann stated that there are still people riding horses and walking on the Continental Divide easements on private land. Please stay out. Joe read the letter received from the Baca family regarding the horse trail easement. Also received a letter from another Landowner voicing concerns on trespassing and trail concerns. Both letters are posted in the Comments and Questions section of this document.

New Business:

Hunting on private property in Timberlake. Pres. Mary Ann spoke with the Bond family regarding rumors about elk hunting on their property. Mr. Bond mentioned he has 5 tags to hunt his 400 acres. He assured that hunters would follow the rules set by the state. No shooting within 150 yards of an occupied structure.

McKinley County Sheriff James Maiorano III was introduced. Sheriff Maiorano talked about his 20 years in law enforcement and oversees 40 officers in McKinley County covering 550 square miles. Sheriff Maiorano stated that they support the Forest Service which funds the department roughly \$15,000 per year to assist in patrolling the forest. He stated that the department provides two daily patrols supporting Ramah and Timberlake. Discussion was brought up regarding hunting. Due to concerns about hunting in Timberlake he stated that it was legal to scout out elk but was illegal to shoot 30 minutes before sunset. Hunting is NOT allowed within Timberlake but the forest land is open. Sheriff Maiorano was asked if Cibola County and McKinley County worked together and he stated that they

share assets and manpower to work incidents regularly. He then opened the floor up to questions.

Q: Shril Henderson asked if the Department Deputies were familiar with the roads in Timberlake. He said that they were not 100% familiar with roads here and Don Parry will provide maps of the roads to their department.

C: Don Parry thanked the sheriff for the visibility of the patrols in the community.

Q: Shril Henderson stated that with 38 miles of private roads in Timberlake do hunters accessing forest land know that they are driving and parking on the private roads? Sheriff Maiorano said that he would reach out to the County Attorney for clarification and would return an answer to the board. He did say take pictures of the vehicle, license plate number and report the make & model.

Landowners Questions and Comments:

Ron Schali discussed the status of the trail system. Ron acknowledged the access points on private land with easements. Ron suggested that the board use the email system to provide detailed information to the Landowners with trail info and access points regularly. Ron talked about the Continental Divide easements on private property. The easement is designed for the power company and is privately owned. Do not use this for trail access or equestrian access.

Johns McCrimmon talked about trespassing signs and how to enforce trespassers. Trespassing signs should be posted by the landowner with or without fencing. Sheriff Maiorano stated that if you encounter a trespasser, you should verbally warn and document the conversation. If they continue law enforcement can intervene. It was suggested that the board send all landowners a flyer to inform the process to all landowners.

Rose Carlson mentioned the Baca concern for their property being within the trail access. Read the letter below from the Baca family. Pres. Mary Ann stated that the board has set aside a date for community participation to discuss furthering the trail system. April 12, 2025 the board will hold a community discussion meeting at the Ranch House and ZOOM will be available to all landowners who cannot attend. Submit your email link to the Communications director to be included.

Robyn Cox commented on the trail system stating that a 6 month shut down was too long. The current portion of the trail is **NOT** shut down – just the continuation going forward until landowner comments and concerns can be discussed in the April meeting.

Shril Henderson acknowledged Greg Brooks for the outstanding work he and his team have made on the trail.

Past President Linda Pederson mentioned that there is an easement document in the office filing cabinet for the Equestrian trail in regard to the Elk and Culebra access to the trail.

James Henson asked about the disposition of several CC&R's submitted this past year. Pres. Mary Ann stated that all violations have been resolved. She advised the Landowners to make sure they sign the submitted violations in order to receive a disposition when closed. Previously violations were not signed and the persons filing the violations were never notified there was action taken and closed. The new CC&R community will be getting together during the winter. James Henson, Robyn Cox, Don Auger and Josh States were on the committee.

Joe Marteniz stated that road work was commencing on the north lake road and that they have had run-ins with a property owner posting No Hunting, No Trespassing and No Shooting signs on Timberlake Common land. He stated the homeowner will confront and threaten persons who travel this road on occasion. Sheriff Maiorano said to contact McKinley County for assistance.

Landowner asked how long after an animal has been shot, and runs away, do you have to locate it if infringing on the after sunset law. Sheriff Maiorano stated that they should call Fish & Game, and it should also state on a hunting license.

Comments and Questions: See letters submitted to the board on next page

Baca Family

Dear Board Members,
Concerning Horsetrail Easement ~~plots~~
~~46 + 47~~ Property location 000163 Culebra Dr.
Lot 47, Block 14, Timberlake Ranch Unit 6
Lot 46 Block 14, " " " named
After searching for the 50-~~year~~ ^{named}
Horse Trail Easement, I have come to
the conclusion that neither the property
deed nor the newly acquired Timberlake
Ranch Unit 6 Plat of the property
records an easement for a Horse Path.
If there is a record of this I did not
find it and would appreciate an
inquiry into any official records that
show the easement.

Because we, the owners of both plots
would like to see this timely resolved
we suggest a report within a year.

~~where if~~
We ~~would~~ will be posting Private
property signs around the property,
but also prominently at the culvert.
Until this issue is resolved we
would be appreciative ~~for the~~ if the
owners were informed ~~this~~ that
entering these two plots would
be considered trespassing.

5-16-23

Land owners already have problems with people trespassing even when signs are posted. And there's already been intentional damage to the improved section (grat. etc). This time Ron was able to confront and correct.

But who is going to monitor this behavior now? People already let dogs run loose & trespass, ^{Hunters} (etc)

They will now have more access to continue this unlawful behavior.

Who is going to confront and stop this, landowners should not have to deal with them but we will have no choice

that causes unnecessary conflict and potentially legal recourse.

Since this affects some home owners more than others who may have to resort to legal action the trail committee should be liable since this extended trail was not put for vote to all land owners.

Paula Swick



Outlook

(No subject)

From Polly Swick <young_polly@hotmail.com>

Date Fri 10/4/2024 8:56 AM

To Craig Johnson <trlasecretary@timberlakeranchnm.com>; Joe Martinez <trlaroads@timberlakeranchnm.com>; MaryAnn Armijo <trlapresident@timberlakeranchnm.com>; Diana Ramm <trlavicepresident@timberlakeranchnm.com>; Don Parry <trlacommons@timberlakeranchnm.com>

1 attachments (3 MB)

IMG_3084.jpeg;

Despite having provided the attachment to the board last year, apparently it wasn't received or in the minutes that Tricia took for the board that day. John McCrimmon attended that meeting and heard Linda Pederson read the letter out loud. I've provided a copy to Diana for the board consideration but am sending this via email to ensure it becomes a formal request to consider the negative impact of this proposed trail.

I was reassured by folks trespassing in my property that they were told the power line was the trail and why they kept coming in my property even after signs were posted. My neighbors have also now posted signs since their property also included some of the power lines and are concerned about erosion and wildlife issues as well.

We've already experienced trail folks allowing their dogs running lose fighting with our dogs and there's no guarantee that people using the trail will comply with county ordinance. By providing more access to our properties without any monitoring or repercussions for not following rules, it will be property owners left to fund litigation steps for damages to our property or injuries sustained by those not following the rules. Taking a vote from all property owners does not leave the few of us much choice since the majority will not be the ones dealing with noise, mischief, or worse.

I think everyone should ask themselves how they'd feel if they were in our shoes....but they're not going to because they've already felt entitled to do what they've done!

Respectfully,

Paula Swick

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No further comments or questions and Don Parry made the motion to adjourn and was seconded by Joe Martinez at 1148 am. Next Landowners meeting will be March 15, 2025. Could be changed to February 15, 2025 and a notice will be placed on the website if this changes. ZOOM request can be made by emailing the TRLA Communications director.

trlacommunications@timberlakeranchnm.com

Revision 2
Revision Date:2/21/25

The revision to original document is as follows:

The board members present was left out of the original document.

It is now included above but is here for revision notes:

Board Members Present: Mary Ann Armijo, Diana Ramm, Don Parry, Joe Martinez, Frank Bissel, Craig Johnson