

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

APRIL 26, 2025

Pledge of Allegiance: President Mary Ann Armijo asked Don Parry to lead the assembly in the Pledge.

Call to Order: President Mary Ann called the meeting to order at 10:06am.

Welcome: President Mary Ann Armijo asked the Board for an amendment to the agenda. Ms. Mary Ann asked to add her Comments and Action Items taken to be ahead of the Trails report. A motion was made by Craig Johnson and second by Joe Martinez and approved by the Board.

Introduction: All board members introduced themselves.

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

Landowners' Present: Robyn Cox, Julie Farrell, Duke Armijo, Tom Abbott, Rosemary Carlson, Tracy Lange, Laurie Gurley, Jim Craig, Shirl Henderson, Trish Anderson, Danny Montoya, Linda Peterson, Ron Schali, Steve Wills, Nancy Wills, Killarney Martinez, Joshua States, Cecil Lane, Mike Rebb, Don Auger, Len Waterworth, Wayne Ramm, Barbra Duncan, Leo Barnes, Dana Barnes, John McCrimmon, Kent Younger, Sandra Younger, Darlene Thomas, Russell Aaron, Melissa Aaron, Chloe Aaron, Shaun Bowler, Andy Billings, Gail Ratko, Mike Henderson, Dale Waller, Kathleen Waller, McKinley County Sheriff's Office representee.

Zoom Attendees: Jackie Rossignol, Adam Pehrson, Steve Stevens, Ben Burkland, Carren Kangas, Gordon Ambrosino, Greg Brooks, Johanna Cooper, Maria Mendez-Young, Monica Montano, Pamela Adams, Richard & Roxann Hollabaugh, Shelia Craig, Steven Hunt, Teresa Springer, Rhett Renaud, Kerry & Joe Kane, Katherine Teleki, John & Karen Ellett, Julie Lee, Melissa Lane, Robert & Hanna Crooks, Charlotte Sears (UNK), Diana Elizabeth Egger (UNK), XIAOMI (UNK).

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

REPORTS:

Treasurers: The treasury report was presented by Ms. Judi Murphy.

INCOME

Assessment fees collected current month	\$3,284.29
Assessment fees collected YTD	\$167,285.43
Assessment fees outstanding	\$16,681.78

EXPENSES

March Expenses	\$1,453.70
YTD Expenses	\$75,483.07

Wells Fargo – Deposit	\$197,304.36
Wells Fargo – Operating	\$39,643.34
Wells Fargo – Well Fund	\$6,537.30
Wells Fargo – Savings	<u>\$44,662.63</u>
Total	\$288,147.63

Gravel	\$17,700
Insurance	\$26,000
	\$43,700
Other Expenses	\$32,000
April Gravel Exp.	\$29,400

19 accounts are in arrears with 4 going to foreclosure. The remaining 15 are small amounts.

Questions were asked regarding Foreclosures': Can be found on the McKinley and Cibola County websites. TRLA is waiting for the CPA Mary Ray to return from vacation to review accounts receivables. Linda Pederson mentioned the two county Foreclosure lists are currently out at this time and posted on the New Mexico Delinquent Auction property taxes website. Question: who is the

committee for researching arrears/delinquent/foreclosures Landowners. A: Diana Ramm, Craig Johnson and CPA, Mary Ray. Ms. Murphy asked for all questions pertaining to foreclosures and financials to be asked during the Landowners' Questions and Comments section.

Commons: Director Don Perry reported the following:

- Jim Craig, Joe Martinez and Don Parry turned the Ranch House water back on to discover leaks. Repaired leaks, replaced Smoke Detector batteries, replaced LED light bulbs in the office, Craft Room, Bath House.
- Replaced two heaters in the Ranch House. Gas heater in Library is now working. Both Rock Room gas heaters are now working. Replaced heat strips in Well Room and Bath House.
- Re-keyed Ranch House and issued new keys to the group users: Ranch Church, TRLA Volunteers, Library, Stitchers.

Communications: Director Frank Beissel reported the following:

- It is reported that the new website was updated with all meeting minutes files, with the exception of 2004.
- Included on the website is a Contact Info TAB for Landowners to update their information.
- Stated that Private Landowner events will NOT be promoted on the website. Use Face Book if you want to post an event.
- Researching easement information, which is why we are having a difficult time with the trails moving forward. Frank stated **"The Board is doing their fiduciary duties by taking the complaints from all Landowners, whether it is two or all 546 – each deserve equal time. Due diligence takes time. Dealing with all the unnecessary biases slanted one-sided narrative with uncounted allegations, lack of fact checking, flat out lies leaves little time for anything else. Please make your informed decisions by hearing both sides of the story as there is much you are not being told through the website narrative being pushed through several social media grandstanding and unsolicited emails. Policy and Procedures will not be set by social media grandstanding and bold emails."**

Liens & Foreclosures:

- President Mary Ann reported that we have 1 release of Lien.

- President Mary Ann mentioned that there could be several foreclosures. Waiting for our CPA to return from vacation to verify.

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 2 CC&R Complaint.
- Answered a Landowner's question about mobile homes.
- Request and approval for a home.
- Approval for a garage build.
- Request for porch installation.

Roads and Grounds: Director Joe Martinez reported the following:

- Continue to push up burn pile 2x weekly throughout 2025.
- Graded No Mans Land and Orphan Road – with approval.
- Cut and removed a tree which had fallen by winds on Upper Blackbear Road.
- McKinley County graded Timberlake Road to Box S Road on 3/26th and 27th.
- Placed order for 1000 tons of road base gravel for TLR roads for continued maintenance. TRLA received a discount for pre-order.
- Removed snow chains from the Kubota tractor and began dragging all TLR roads.

Equipment Report:

- All maintenance vehicles will be ready for 2025 road maintenance.
- The Ford F550 will continue to have chains until May 1st.

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 crew consisting of Don Parry, Tom Abbott and Jack Mansperger.

Fire Department:

Captain Julie Farrell was introduced to the Landowners', and she started out with acknowledgement of the fire burn ban. Cpt Farrell acknowledged Don Auger for providing 10 signs reminding NO BURNING. She asked for all Landowners' assistance in reporting any smoke or smell during this dry season. Cpt Farrell also reminded the Landowners of the medical flights we have here on the ranch. Gallup Med Flight is now Air Med Care for McKinley County. PHI is still the provider in Cibola County. Annual fees are very minimal. Miss Farrell is asking for assistance for the landing zone maintenance on the No Mans Land Road for the landing. Miss Farrell also stressed Dehydration is the number one cause of heat stroke which could lead to other signs of medical emergencies. Drink lots of water. She is finding cigarette butts on the ground throughout Timberlake. DO NOT DISGUARD anywhere on property. Chainsaws are permitted if you have water and shovel available. Check for spark arrestors on both gas and electric saws.

Old Business:

President Mary Ann informed the group that she visited Santa Fe to meet with the attorney and the Forest Service. Gary Freeman is the HOA attorney and Rachel Bean is with the Forest Service. These meetings were due to a misconception that the Board of Directors were against the trail build and forest health mitigation. Miss Armijo reiterated that the board has never been against both projects. A question about Easements was the reason for the attorney's involvement for advice. She provided all documentation for research on easements to continue the trail build. Mr. Freeman has asked for some time to do his research before we proceed. The Trail Committee has never had an HOA Director, so President Armijo asked for a motion to appoint Frank Beissel as the Director of the Trails Committee and was so moved and second and all approved by the board. All trail involvement will go through the new Director. Next on her agenda was the Chipping Day debacle. An email was sent to the Secretary by a private Landowner requesting a list of ALL Landowners' names, email addresses, mailing addresses, phone numbers to promote the Forest Health Initiative. The private Landowner is overseeing the grant and representing that the HOA is involved with this project. The Forest Service representative, Rachel Bean, was also unsure if the HOA was initiating this project. President Mary Ann assured her that this is a private event and not sponsored by the HOA. Miss Bean provided all the information that was requested to the private Landowner, who is representing the chipping day. Rachel Bean was under the impression that Timberlake was sponsoring a fire burn that

was being planned. Captain Farrell was asked about the private burns and she had no insight into this project.

Mike Rebb introduced himself to explain his involvement with the Forest Health Initiative. Mike stated that he asked the Board for support and to promote this project. The Board was in favor until more research was performed as to liability and individual profit questions from the grant was conducted. Mike stated that he is NOT getting paid and the Forest Stewards Guild was paying for the chipper. Mike was the Landowner requesting the Landowners' personal information to promote this initiative. Many Landowners do not want this info given out due to privacy. Mike was questioned about burning on your personal property. This cannot be done without burn permits and Captain Farrell stated that you cannot burn on your property in Timberlake. Mary Ann asked Mike Rebb not to speak for her and the Board when promoting any project when using social media and emails. Going forward please work with the Committee and not misrepresent any projects.

A Landowner expressed his concerns about his personal information being given out and stated this board speaks for the Landowner and if a Landowner doesn't want their info broadcasted, they should be respected. Use the website for all official information about the community – not Facebook.

The annual elections are approaching, and an update was presented by the Secretary. Craig Johnson presented that the nominating committee was asking for applications from Landowners who wished to run for the three open positions for the Board. Six applications were submitted – Mike Rebb, Ron Schali, Marv Springer, Joshua States, Don Auger and Craig Johnson, were received. Secretary Craig recused himself and turned the election process over to Judi Murphy since the Secretary, who oversees the election, cannot chair the committee if they are one of the candidates. Miss Murphy briefed that ballots by email were available if the Landowner gives their permission and email info to the committee. All email ballots will be returned to a secured email account and will not be counted until election day. Doing this has streamlined the mailing process and postage. Approx. 75 USPS mail ballots will be going out providing a huge reduction in expenses.

A question was asked if the HOA could set up a forum with the candidates to respond to questions and concerns. President Mary Ann will work on this.

Question: Is voting on candidates only by email? No. Ballots are still mailed out to anyone that hasn't requested the email format.

President Mary Ann has requested a 10-minute recess due to the length of the meeting.

The meeting was called back to order at 11:45am.

New Business: No new business was scheduled on the Agenda.

Landowners' Questions and Comments:

Linda Pederson asked about the meeting dates for future meetings. See the previous minutes posted on the website. She also asked if the board could vote on the minutes and financials of the previous meeting if there is a two-month break. Yes. The Board will commence this action in July. Linda asked about the CC&R revisions and where do we stand. Answer: In the hands of the lawyer for review. Secretary Craig mentioned that if approved by the lawyer they will go on the website for all Landowners to review. Each revision will be voted individually – not all or none. She asked about the Designated Agent and was informed that all was corrected with the state/county. Judi Murphy will research again.

Lynn Waterworth stated that he was thrilled with community compassion with all new ideas. He stated that we need to not go half cocked and should give complete information to the community and not one sided. Support the Board as they do their due diligence.

Other comments included Landowners should speak for themselves and not for the board. Communication is vital. Frank Beissel is doing a great job informing the Landowners on the website.

A question was asked regarding easement decisions. Mary Ann answered that the lawyer will return a decision.

Ann Rakow is a guest from Meadow View Heights and mentioned the proposed cell tower. She voiced her concerns about being a hazard to the community. Frank was asked to post on the website but without any facts we would be posting erroneous information.

Josh States expressed his passion for Timberlake Ranch and how the changes have bettered the ranch. Communication is key. Talk to the Board and voice opinions, questions and concerns.

Ron Schali asked about the qualified candidates. Judi Murphy stated that all candidates will be vetted for any issues as is the Secretary's and the Nomination committee's duties. When all reviewed the applicates will be presented to the Board for their approval. Duke Armijo stated that Roberts Rules of Order is the final arbitrator and is in the Policy and Procedures.

A question was asked about reviewing the CC&R revisions and who to reach out to with questions. The Secretary is the Chairperson of the CC&R committee.

ZOOM question asks if a list of committee members could be posted on the website. Yes.

ZOOM question asks how long a Landowner has to respond to a CC&R violation. 30 days.

Mary Ann stated that with the pending law suit No more questions will be answered regarding CC&R violations.

A question was asked when trail work can continue. Trail is not on hold – only the easement issues are. The trail is open to everybody. Maintenance will continue on the completed portion. Continuation of the trail will commence when the lawyer's reviews of the easements are completed, and a decision is made.

ZOOM question was asked about the criteria used for vetting candidates. The By Laws and responsibilities of the committee are followed.

No further questions or comments, a motion was made by Judi Murphy and second by Craig Johnson to adjourn. The meeting adjourned at 12:40pm.