

TRLA Open Board Meeting Minutes

September 19, 2026

Call to Order: 10:02

Board Members present: Frank Beissel, Marvin Springer, Joshua States, Mary Ann Armijo, Judi McCLelland-Murphy, Diana Ramm, and Craig Johnson.

Landowners Present: Julie Farrell, Russell Thrun, Gabriel "Duke" Armijo, Trish Anderson, Don Parry, Don Auger, Joe Martinez, Richard and Roxanna Hollabaugh, Barbara Duncan, Tom Abbott, Jeff Mutter (?), Gaya O'Neal-Deak, Teresa Springer, Linda Pedersen, Danny Montoya, Shaun Bowler, Deputy Mario Laweka, Wade Aubuchon.

Landowners attending by Zoom: TRLA Communications (Organizer), iPhone (External), iPhone (External), killarney (External), Dana's iPad (External), killarney Martinez (External), johnk (External), ron schali (External), gurley (External), sheilacraig (External), killarney Martinez (External), Stephen Hunt (External), sheilacraig (External), Dana's iPad (External), Ron Schali (External), Sheila Craig (External), Benjamin Burkland (External), Mike Rebb (External), Susan (External)

(Doubles above because Zoom closed and had to be restarted)

TRLA opened the meeting at 10:02 and celebrated board member Diana Ramm's birthday before calling it to order. The meeting began with introductions for new attendees, including Russell Thrun from the fire department and Hop Canyon Forestry who was present to discuss defensible space. TRLA then moved to approve the minutes from the June meeting, which was unanimously approved, and noted that the August meeting was canceled due to lack of a quorum.

Treasurer's Report

- Financials were adjusted in July to reflect the new dues amount; the budgeted amount is \$222,900.
- Liability Insurance was paid in August: \$22,501.
- Assessment Fees Collected YTD: \$140,873.72
- Current Outstanding Fees (includes interest owed): \$97,964.25
- Directors & Officers Insurance to be paid in September: \$21,200
- Umbrella Policy for Liability Insurance to be paid in September: \$2,100

Craig Johnson motioned to accept the financial report as presented, Marv Seconded and it was accepted by the Board.

Road Maintenance Update Report

Director Craig Johnson reported on recent road maintenance activities including culvert repairs, tree removal, and dirt hauling from bar ditch maintenance across 38 miles of back roads. He highlighted specific work done on the south side of the lake, including road widening and clearing overhanging trees to improve access for landowners and assist the fire department. Craig also expressed concern about speeding vehicles on the roads and thanked various volunteers for their assistance with maintenance work. The meeting noted that a stop sign had been installed at Ash and Copperweed roads per a strategic planning request.

Ranch House Maintenance Updates

Director Marv Springer reported on ranch house maintenance including new soap dispensers, solar lights, and a kitchen faucet installed by volunteer groups, as well as a replaced shower head and approved architectural requests for new landowners. The board approved a motion (States/Beissel) to authorize Marv to purchase a new well pump for \$3,900 after discussing the need to replace the existing pump.

Liens & Foreclosures

Vice-president Diana Ramm reported one lien release and noted 22 properties have been sold to new landowners since January.

Secretary's CC&R Violation Report

Secretary Joshua States reported one (1) new Notice of Violation issued, with no new CC&R complaints since June.

Fire Department Support and Updates

VFD Fire Captain Julie Farrell reported on a support meeting that attracted 25+ people, with Wade Aubuchon and Julie planning to implement suggestions from the meeting. Julie discussed fire department membership requirements and liability concerns, noting that new members must join formally for coverage. The fire department had a busy summer with 100% medical calls, and announced that CPR classes will be held at the fire marshal's office in Gallup due to instructor requirements, though this may be inconvenient for some participants. Julie also clarified that while burn ban signs are being adjusted, open fires remain prohibited under Stage 2 fire restrictions.

CC&R Fee Schedule Update

Secretary States reported that the CC&R fee schedule is still pending review from TRLA attorney, with an update expected soon.

TRLA Communications, Legal, and Land Updates

Director Frank Beissel announced that the FHI grant has been put on hold by the state due to lack of a contract and purchase order, meaning no reimbursement will be available until these documents are finalized.

Legal update: The board informed the membership that mediation in the Adam Pehrson lawsuit lasted over six and a half hours, with some issues already being addressed, but the lawsuit remains unresolved and pending further legal review.

Frank Beissel provided an update on the Pedersen-Montoya-Rebb-Schali lawsuit, explaining that the original motion to dismiss was granted with leave to amend, and the amended lawsuit is still active. The board will not publicly discuss the case details while it's pending, but will continue to respond through legal counsel.

Access Road from SR 53

Regarding land negotiations, President Armijo announced that the private property owners of the BIA road have requested that everyone comply with speed limits, particularly reducing speeds to 30, 20, or 15 mph in front of their property, and asked residents to help enforce this by warning speeding drivers. Mary Ann noted ongoing negotiations regarding the BIA road, though specific details cannot be disclosed due to the complex nature of the negotiations involving Native American land ownership and sovereign nation status.

Wildfire Protection Services Presentation

Russell Thrun from Hop Canyon Forestry presented their services for wildfire protection and forestry work, highlighting their recent signing of 5,000 acres on the Gila Forest and their focus on both large-scale and small-scale structure mitigation around homes. He discussed the importance of pre-treating properties to make them more defensible during large fires and mentioned that while there is currently a delay with the state's purchase order process, an FHI grant might be available in the future. Russell also provided guidance on pine beetle mitigation, advising landowners to cut down affected trees during dormancy rather than summer, and to properly handle and process the wood to prevent beetle infestations.

Comments and Questions

The Landowners' comments and questions covered several key topics including trail maintenance reports, legal matters regarding CC&Rs enforcement, and bark beetle infestations. Frank apologized for not posting the agenda five days in advance as required. The board discussed two proposed documents currently under legal review: a penalty fee schedule for CC&R violations and a CC&R variance request process.

Regarding the lawsuit, Mike Rebb alleged Frank's statements were inaccurate and misleading, stating that the lawsuit is alive and set to proceed in court next year, and was not dismissed. Frank returned by reading a statement from the lawsuit attorney stating that the lawsuit had been dismissed with leave to resubmit an amended complaint.

The questions also addressed concerns about bark beetle infestations, with guidance provided on safe tree removal practices during cold weather.

Motion to Adjourn at 11:19, States/Ramm. Approved.