

TRLA Open Board Meeting Minutes

June 20, 2026

Call to Order: 10:03

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

Landowners Present: Donald Parry, Trish Andeson, Liz Carlier, Laurie Gurley, Joe & Killarney Martinez, Duke Armijo, D. Montoya & Linda Pedersen, Shirl Henderson, Carren Kangas, Wade Aubuchon, Jay Cramblit(?), Katherine Teleki, Len Waterworth, Steve & Barb Stevens, Tom Abbott, John Schleuder, Teresa Springer, Wayne Ramm, Gaya O. Deak, Rosalie Bianchi.

Landowners attending by Zoom: Trish Anderson, Susan (?), Monica Montano, Richard and Roxanna Hollabaugh, Don Auger, Benjamin Burkland, Dana's iPad (?), iPhone (?), Dennis Duke, mhlane (?), Lane (?), Ben Burkland, Sheila Craig, Adams (?), Adams k118 (?).

Motion for additions/deletions to agenda: Judi McLelland-Murphy, second by Joshua States. Approved to delete items from agenda in Old Business.

Secretary's Report

- Motion to approve May meeting minutes by Joshua States, second by Diana Ramm. Approved. Minutes to be posted on website.
- Board met on June 18, 2026 and elected officers. Mary Ann Armijo was re-elected as President, Diana Ramm as Vice President, Judy McLellan-Murphy as Treasurer, Joshua States as Secretary, Frank Bissel as Communications Director, Marvin Springer as Commons Director, and Craig Johnson as Roads Director.

Treasurer's report presented by Treasurer Judi McCLeLland-Murphy.

- The board reviewed financial reports showing assessment fees of \$2,220 for the current month and \$170,726 year-to-date, with outstanding fees of \$17,400. May financials presented. Motion to accept by Joshua States, second by Marv Springer. Approved. Financial report to be posted on website.
- Overview of upcoming annual budget. Proposed budget will be a working budget subject to modifications, and restructuring.

Committee Reports

Roads Report presented by Secretary States for Craig Johnson

- 18 loads of gravel spread on community roads and equipment repairs to grader and Kubota Tractor. Work done in-house.

Commons and Architectural Report presented by Commons Director Marvin Springer

- Minor property maintenance completed by volunteers and staff.
- The architectural committee approved two sheds.

Liens and foreclosure Report presented by Vice President Diana Ramm

- No new liens or foreclosures.
- Diana Ramm discussed foreclosure efforts, noting they found a new attorney to handle delinquent accounts, with approximately 10 members owing at least \$1600 in dues and taxes, and two properties scheduled for tax lien sale on July 7th and 8th.

CC&R Report presented by Secretary Joshua States

- Announced plans to distribute draft variance process and CC&Rs fee and fine schedule documents to landowners for review and feedback.
- Drafts sent to HOA attorney for review to determine whether implementation by policy or landowner vote is appropriate.

Communications Report presented by Communications Director Frank Beissel

- Provided updates on several key topics including website changes, grants, and legal matters.

Fire Mitigation and Trails presented by Director Frank Beissel

- The FHI grant for 2026 will begin in fall with a \$26,000 budget impacting about 20 landowners, and local contractors must be members in good standing with proper licensing and insurance to bid.
- The trails website page remains suspended due to legal issues, though existing trail maintenance remains open to volunteers, with no new trail building permitted without board approval.
- Provided an update on a recent hearing regarding the Peterson-Montoyo-Rebb-Shali case, explaining that it was dismissed without prejudice, meaning the plaintiffs can refile on the easement issue but must name the four affected landowners only (cannot include TRLA or Board) in any new filing.

Fire Department Report presented by Captain Julie Farrell

- Distribute DNR literature and offer on-site consultations to landowners to help with fire preparedness.
- Reported on their strategic planning efforts regarding evacuation routes and discussed an upcoming open house with equipment demonstrations.

Online Election Demonstration

- Secretary States demonstrated the online election process using Election Buddy, showing how voters can cast votes through email links.
- Election Buddy at a cost of \$39 for up to 350 voters, or all lots for \$99.
- Compared to \$400 for the 130 mail-in ballots required by landowners with no email addresses on file.
- The demonstration included a phone voting example by landowner Wade Aubuchon and explained that while results can be viewed immediately, individual voting preferences remain confidential.

Dues Increase

- The board discussed a proposed dues increase from \$230 to \$300 annually (\$19 to \$25 monthly), explaining that costs have risen significantly since the last increase in 2008 and that the current \$322,800 savings fund represents about a year and a half of expenses.
- Landowners were invited to pose questions and comments.
- The conversation ended with plans to continue the discussion on dues after a lunch break, with audience members asked to stand and identify themselves before commenting on the proposed increase.

12:07 Meeting recess for lunch break

12:45 resume meeting

Landowner Comments & Questions regarding dues increase continued.

The meeting focused on HOA dues increases and related legal issues. Don Auger and Roxanna Hollabaugh supported implementing a dues increase due to financial burdens from lawsuits and insurance, noting that dues hadn't been raised in 18 years. Donald Parry raised concerns about equipment maintenance costs and the significant financial impact of ongoing lawsuits, which could cost over \$100,000 in legal fees and insurance.

The discussion revealed that special assessments would require a super majority vote of landowners, which may be difficult to achieve. Several speakers, including Diane Dowd and John Gurley, supported the need to raise dues while expressing concerns about the community's fractured relationships and the costs of legal battles over easements.

The discussion diverged when participants debated whether the board should have sought legal counsel about trail easements by consulting attorneys, with some arguing that better communication with landowners could have avoided lawsuits. Frank Beissel remarked that the Trails Lawsuit was filed and served before the legal opinion was obtained.

The discussion included the financial situation of the association, noting that the last dues increase was in 2009 and expressing concerns about a proposed budget that is \$100,000 over projected revenues. They emphasized the need to address the deficit, either by cutting spending, increasing income, or considering a special assessment, while also highlighting the challenges of maintaining facilities like the ranch house. The discussion touched on legal issues, including ongoing lawsuits and insurance costs, as well as the importance of updating records and financial reports for members.

Motion By Marv Springer to raise annual dues from \$230 to \$300. Second by Frank Beissel. Discussion led to Marv Springer revising his motion to an annual increase to \$350. Frank Beissel agreed to second the motion revision. Mary Ann Armijo requested a rollcall vote which passed 4-2.

****Note:** The Board discussed the increase via email on June 21. Motion by States, second by Beissel to reduce the increase in annual dues from \$350.00 per lot, as approved on 20-June-2026, to \$300.00 per lot. Discussion included requiring notification to Landowners that the increase has been reduced and there may be an additional increase next year as the Board navigates the proposed working budget and unknown D&O insurance expenses are incurred. Announcement posted on website.

Closing Remarks

Marianne expressed gratitude to trail committee volunteers and emphasized the need for community harmony, concluding with a plea to stop attacking board members on social media.

13:37 Motion to adjourn by Joshua States, second by Marv Springer. Passed.