

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

JULY 19, 2025

Call to Order: President Mary Ann called the meeting to order at 10:01.

Board Members Present: Mary Ann Armijo, Diana Ramm, Judi Murphy, Joshua States, Marv Springer, Frank Beissel, and Craig Johnson.

Landowners' Present: Robyn Cox, Tracey Lange, Duke Armijo, Joe Martinez, Trish Anderson, Terry Springer, Jim & Sheila Craig, Richard & Roxanna Hollabaugh, Laurie Gurley, Karen Reinhardt, Pete Reinhardt, John McCrimman (UNC), Gaya and Luialtal Deek (UNC), Tom Abbot
Cibola County Sheriff Larry D. Diaz.

Zoom Attendees: Pamela Adams, Julie L. (UNC)Dennis Duke, Killarney Martinez, Rosemary Carlson, Wayne Ramm, Ben Burkland, Monica Montano, Paul Moffitt, Rachel Schalli, Nevin Montano.

Welcome: President Armijo introduced the two newest Board members, Secretary Joshua States and Commons Director Marv Springer

Introduction: All Landowners present introduced themselves.

Agenda Changes: President Armijo proposed additions to agenda. Motion made and seconded. Passed unanimously by BOD.

* Items below indicate additional items added.

Approval of Minutes: A motion and second to approve the April 2025, meeting minutes. A unanimous approval was made by the Board.

REPORTS:

Treasurers: The treasurer's report was presented by Treasurer Judi Murphy.

June 2025 Board Report

INCOME	
Assessment fees current month	\$2,807.28
Assessment fees YTD	\$174,078.87
Assessment fees outstanding	\$10,734.50

EXPENSES	
June Expenses	\$7,347.93
YTD Expenses	\$116,077.43

ACCOUNTS	
Wells Fargo - Deposit	\$173,878.82
Wells Fargo - Operating	\$27,937.82
Wells Fargo - Well Fund	\$6,537.46
Wells Fargo - Savings	\$44,663.74
Total	\$253,017.84

NOTES:

Gravel

Insurance

\$0

Other Expenses

Legal 1,825.67

Web Expenses 2,163.40

Commons: Director Marv Springer reported the following:

- Two cleaning staff for the Ranch House and Bath House have been hired and a new vacuum cleaner purchased for these duties.
- Minor repairs to Bath House.
- Four (4) architectural submittals have been approved with the help of Transition Team member Don Parry.

CC&R Committee: Secretary States reported that two (2) new complaints have been submitted. Secretary States and Director Springer shall investigate within 30 Days.

***Cibola County Sherriff:** Sherriff Larry Diaz addressed the meeting and spoke about the existence of several scams preying on people in our area. Scams are conducted by text, phone call, and emails from people posing as Sherriff's Office representatives. Asked that anyone receiving similar requests please contact him directly on his cell phone: 505-287-0350

Communications: Director Frank Beissel reported the following:

- Website updates proceeding.
- Email backups in process. Email will be archived for 7 years.

Liens & Foreclosures: Vice President Diana bRamm reported the following

- 305 payments of annual dues collected to date.
- 12 accounts in arrears.
- No new liens or foreclosures.

Architecture Committee: Presented as part of Commons report.

Roads and Grounds: Director Craig Johnson reported the following for May-July:

- Road equipment prepped for summer.
- Equipment maintenance scheduled for week of July 21.
- Burn pile is consolidated twice per week.
- "No Man's Land" road dragged.
- Interior roads inspection with Transition Team Member Joe Martinez and Roads committee to be scheduled for later this month.

Fire Department: Captain Julie Farrell reported the following:

- McKinley County issued clarifying definition of "campfire" by size.
- Issues concerning "narrow" driveways and need for ample maneuvering room and staging area for fire trucks, water tanks and other equipment.
- Fire Department received training on confined space rescue.
- Concerns with people not calling 911 or Julie directly with reports of smoke and/or fire.

- An uninvited person attended a fire department training and complained about use of “sparklers” during the July 4th holiday. “Sparklers” are not specifically mentioned in McKinley County fireworks Ordinances.
Action Item: Review CC&Rs for references to “Sparklers” and “fireworks”. After review of the Second Amended Declarators, Secretary States found Article III, Section 13: Fireworks which states “No Fireworks may be used in Timberlake Ranch” No definition of “fireworks” appears in the Declarations or Bylaws. Secretary States suggests the Board issue a definition and ruling on what is contained in “fireworks” and whether “sparklers” are allowed.
- Various questions from Landowners on fire size, 911 not answering calls, Watch Duty App for smartphones, Driveway width requirements, Reporting smoke/fires/etc., and propane fire pits.

***Volunteers Committee Report:** Teresa Springer reported the following:

- Six (6) events completed.
- Review of upcoming schedule of events. These are posted on the website and all Landowners are welcome to attend.

Old Business:

Legal Opinion received on July 16, 2025 regarding allowed usage of platted Equestrian easements. Trails Director Frank Beissel summarized the legal opinion. Summary: Platted Equestrian Trails are for Equestrian use only. One (1) platted easement in Timberlake Unit 3 is for equestrian and pedestrian use. Access to Timberlake Point trail is still open from Yucca and Cedar roads. Timberlake Point trail is still open and has never been closed.

New Business:

- *The Association was served with a summons and lawsuit at 09:29 on July 19, 2025. President Armijo accepted service for the Association and asked Secretary States to read the first page through the complaint summary to the attendees. Secretary States read the presiding court information, docket number, plaintiffs list, defendants list, and summary complaint.
- President Armijo reported that Cibola County has agreed to maintain the 1-mile stretch of dirt road known as “No Man’s Land”.
- President Armijo reported that County Manager has reviewed the site for creation of Landing zone for medical helicopter transport.

- President Armijo reported that a meeting with the Navajo Nation and the BIA had determined ownership of the 1-mile stretch of dirt road known as “The Orphan Road”. Maintenance negotiations with the pertinent governmental authorities and the owner continue.

Landowners’ Questions and Comments:

Sherriff Diaz introduced his new area Deputy Sky (last name UNK, did not sign in)

Questions from attendees:

- Question to clarify pedestrian access to trails, answered by Director Beissel. Pedestrian access through Yucca and Cedar Roads, or the easement on Black Bear Road.
- Fire Captain Farrell asked about plans to install distance or location markers along trails.
- Killarney Martinez asked for refrigerator magnets with emergency contact information. Julie Farrell to investigate cost and options.
- John McCrimman asked about landowners approaching easement owners on behalf of the Association or BOD to grant access to pedestrians.
Answer: This is not allowed.
- Gaya Deek asked about raising money for landowners to record new easements to access trails. Answer: the Association cannot be party to such a cause, but if other landowners wish to do so, that is a private matter between landowners.
- Robin Cox asked about status of proposed CC&R amendments. These are still at the legal review stage, but have been placed on hold as funds have been diverted to defend the Association in the new lawsuit.

One (1) request for a copy of the Zoom meeting recording received by: Greg Brookes, gregbrookes77@gmail.com. Forwarded to Director Beissel.

No further questions or comments, a motion was made and seconded to adjourn. Unanimous approval. The meeting adjourned at 11:35.