

TRLA Board General Meeting Minutes

April 16, 2016

Attendees

Board members: present- Steve Wills, Nancy Ramm, Don Parry, Linda Shoppe, and Ron Schali
Kevin Farmer by phone

Landowners present: Jim Zwerg, Judy Haverstock, Charley Haverstock, Mary Jo Wallen, Linda Pederson, Eileen Domer

Scribe: Ron Schali

Meeting called to order by Steve Wills at 10:00 a.m.

Committee Reports

- **Previous Minutes Approval-** Don Parry motioned to approve the March 2016 minutes, Linda Shoppe seconded. Motion approved by unanimous vote.
- **Treasurer's report-** Nancy Ramm reported there were \$3900 in expenses and we have a current balance of a little over \$249000. We collected \$3020 in current dues and \$1003 for past due accounts. We are currently owed about \$7500 in past due accounts. We should finish the year under budget.
- **Foreclosures and Liens:** There are currently 20 liens in place including 6 new filings.
- **Roads report-** Don reported that 520 something culverts have been cleaned. Cedar Rd. culvert was cleaned up and rock added to shore up narrow road section. Work is being done on Sunrise to prevent a washout. Rock was spread at Sunrise and Timberlake Rd. Repair work to the Kubota wheel will need to be done. Also a bid was submitted from Albuquerque Kubota dealer for a snow blower for \$10000. Don is waiting for a bid from AZ dealer. Jody will also check on prices.
- **Architectural/maintenance report:** Steve Wills reported that he approved a new house and a metal building. One complaint about trash was being worked on. Board member mentioned a shed on a lot on Deer Run and a lot of activity.

- **Commons report-** Steve Wills – The Ranch House and bathhouse are open. 6 new lock tumblers have been and should be here in about 4 weeks. Don Parry mentioned that a ranch house roof leak will need attention and the emergency relief valve on the water heater in the bath house will need to be replaced.
- **Communications report-** Nancy Wills reported for Sharon that she is happy with how the website is going and that it is up to date.

- **Old Business**

- Neighborhood Watch- Jim Zwerg that he and Mary Jo plan to set up a table with information and sign up for landowners for the neighborhood watch group. Members present agreed that landowners could put TRLA stickers on vehicle windshields. Mary Jo is working on an updated map of current list of residents, summer use and campers. Linda Pederson reported that her security camera works well and shared photos from the camera. Nancy Ramm will put the data from Mary Jo in Google Docs once it is complete. Jim said we need to encourage members to get rural address posted on their lots. Steve will research and update how landowners can do this.
- Gravel donation- Steve needs the list of landowners from Nancy in order to contact them.
- Budget- Nancy Ramm said the board would go over the new budget proposal in executive session and mentioned that TRLA will need to do an audit soon. Nancy said she would look into a high charge in the property tax section.
- Fire on Quail- Steve Wills asked the lot owner to send a report to the Sheriff but was not sure if it happened.

New Business:

1. File cabinet- Steve and Don will organize the office and arrange delivery of the fire safe filing cabinets
2. Beverage refrigerator- Linda Pederson submitted an invoice for \$647 for the purchase of a beverage refrigerator for the rock room. A motion was made by Don Parry to go halves with the volunteers on the purchase. Linda Shoppe seconded the motion. The motion was approved by unanimous vote.
2. Annual Meeting Report- section writing assignments:

- a. Timberlake Remembers – Linda Peterson will write this section
- b. Board of Directors' Report – by Steve Wills
- c. Commons Report – Steve Wills
- d. Communications Report – Sharon
- e. Demographics of Timberlake Ranch and Landowners- Mary Jo
- f. Roads Report – Don will write this section
- g. Architectural and Maintenance Report – Steve Wills will write it.
- h. TRLA Budget Report – Nancy Ramm will write this section and Linda will handle the liens and foreclosure info
- i. The “thanks to volunteers and fire department” will be updated by Linda Pederson

3. Don Parry said a BIA representative plans on coming to the annual meeting to talk about work to be done on the BIA section of Timberlake Rd.

4. Email accounts- Board member responses to emails say they are from Wayne Ramm and can this be fixed?

Landowner Input

Landowner asked about new mailboxes information- board reported that no action would be taken until more information is received from the post office.

Don Parry said the weeds around the ranch house will be mowed before the annual meeting and a section of the log fence replaced.

Linda Shoppe made a motion to adjourn. Don Parry seconded the motion. The meeting was adjourned at 11:59 a.m.