

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



**ANNUAL MEETING
May 24, 2014
2013/2014 Fiscal Year Report**

Board of Directors

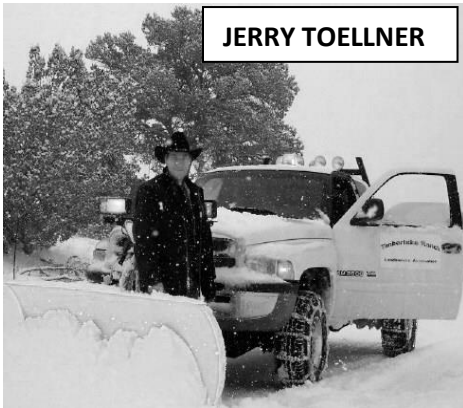
**Clint Burleson
Don Parry
Jack Mansperger
Steve Wills**

**Nancy Ramm
Linda Shoppe
Ron Schali**



TIMBERLAKE REMEMBERS

Many in our community have been lost to us in the last months. These souls were our neighbors, friends, past Board members, volunteers – fathers, brothers, mothers, wives, husbands. Some helped build, construct, cultivate, organize – others were present to support and encourage. They all in some way left a mark in Timberlake and we are committed to their memory.



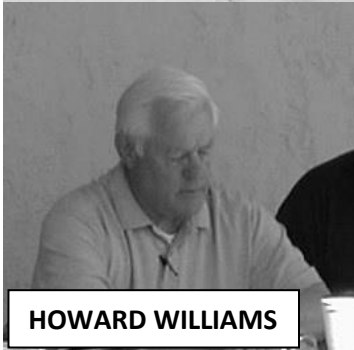
JERRY TOELLNER



ALLEN BURNAM



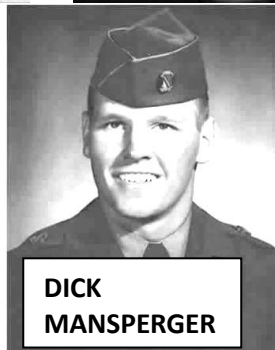
DUKE RAILSBACK



HOWARD WILLIAMS



JOTY BACA



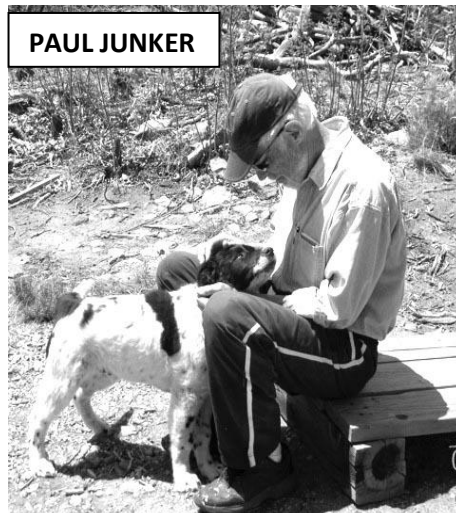
**DICK
MANSPERGER**



BOB WATSON



CLAUDIA WIXOM



PAUL JUNKER



LAURA DUFRESNE

Board of Directors' Report

Board Meetings were held in May (after the Annual Meeting), July, August, September, October, February, March and April. In addition to all of the projects reported elsewhere in this report, your Board achieved the following tasks:

1. Continuation of implementation of sharing our financial documents, etc. on Google Docs so that Board Members can review more easily. During the next fiscal year more documents will be added. The three financial spreadsheets prepared by Mary Ray, our Bookkeeper, will also be included. This will improve our efficiency by having real time financial information.
2. Steve Wills continues to be in charge of the Community Center event requests.
3. New Fire Danger signs have been purchased and installed.
4. Cibola County has done a tremendous job this past year by grading the road at least 4 times a year compared to the minimum of two that was originally established and that gravel was recently spread down in the "flats"
5. Hughes Internet is available at the Ranch House. Contact Steve Wills for access.
6. Purchased a walk behind weed whacker for weed control around the Ranch House area.
7. Decision was made to improve access to CCT 74 (ruins on our Common Land). Work was delayed because of weather. Project will continue during the summer of 2014. Project will include a parking area and fence across the front of the property to discourage ATV's and other vehicles from driving thru the property.
8. TRLA took delivery of the new Kubota tractor, which replaces the Zetor.
9. Two new cattle guards have been installed as well as equestrian gates to help keep cattle where they belong.

Areas under Board Investigation:

1. Road maintenance is always the major concern.
2. Continued maintenance/improvement of Common areas, Ranch House and Bath House.
3. Continued review of equipment and capital investments for the next two to ten (10) years (i.e.: Ranch House metal roof in seven years and construction of equipment storage facility for the grader, tractors, Ford 550, brush hog, snow plow attachments, etc. A replacement for the diesel storage tank is investigated.

Commons Report



entrance (bought by TRLA).

- The fence across Commons south of Ranch House was repaired.
- The roof at rear of Well House was repaired.
- Several dead trees were cut and removed on side roads.

- A floor was poured and a cooking pavilion was built at rear of Ranch House.
- New lights installed in Bath House.
- Former workroom was emptied for future crafts room. TRLA volunteers will paint this room.
- There was damage to the beams in the Zetor room.
- The floor was re-poured and a wall was constructed to support the beams. A door was removed and new door installed. The roof was re-built on the north end. Shelves were built on the north end and additional shelves were donated by the volunteers for the south end of the room.
- The three rooms to the west were cleaned out and are now to be used for storage of Ranch supplies including barricades.
- New Fire Danger signs were installed --- one by the mailboxes (donated by TRLA volunteers) and one by the rock

Communications Report

Website:

TRLA's website is hosted by *trnews.info*, which is sponsored and maintained by Roger Irwin and Tim Madsen. David Skinner and Nancy Ramm continue to also volunteer their time to assist them by updating and maintaining the archiving of records for TRLA. The *trnews.info* website has over 79339 hits - up from 72357 from last year. We are indebted to these people for keeping Landowners informed of current events in the community and information that can affect lives and property. **Of special importance right now are the Fire Ban Restrictions.**

Timberlake Times Newsletter:

The Timberlake Times Newsletter was published in July 2013, November 2013 and March 2014. Nancy Ramm is the newsletter editor, along with lots of valuable assistance from the Timberlake Neighborhood Volunteers who assist in preparing the remaining hard copies. Printed newsletter numbers are down to about 160, versus 220 last year and 300 the year before. Distributing the newsletter electronically, via email and the website, saves landowners considerable money, with the reduction of paper, toner, labels and postage costs, as well as the manual labor required to print, fold and assemble the hard copies. If you are currently receiving a hard copy, but would like to receive a color version via email, please contact Nancy Ramm at nancyramm@wildblue.net.

Timberlake and Rosie Alerts:

When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts, thefts or suspicious behavior, etc.) an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system should contact Linda Pedersen or Steve Wills.

Timberlake Ranch Facebook Page:

You can now follow us on Facebook @ Timberlake Ranch, a place to meet your neighbors, leave feedback share pictures, stories or whatnot!?!?! Linda Shoppe is our Facebook editor. Thanks, Linda!

Demographics of Timberlake Ranch and Landowners

Timberlake Ranch covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1--10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

Number of Lots according to Subdivision:

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot

given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

Unit 10: 27



TRLA Common Land: There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100' narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 909 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west

As of May 2014, Timberlake landowners (574) reside in 29 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona (42%), followed by New Mexico (35%), and then California (9%). There are 153 residences in Timberlake. Of these, 67 are fulltime residents, 17 part-time residents, and 69 considered recreational. Included in the recreational group are homes that are vacant, in the foreclosure process, or a combination thereof.

EQUESTRIAN/HIKING REPORT

COMMON LAND ACCESS



The Board decided last year to make improvements to the access to lot CCT 74. A parking area and fence will be constructed across the front of the property. These improvements were delayed by the Big Rain during last summer that caused considerable damage to Cliffside Dr. The culvert has been installed and the rest should be completed later this summer.

The Forest Service in conjunction with Adventures Gallup & Beyond has completed a new trail west of Timberlake. The new trailhead parking area is on the road to the Ramah Lake dam area. The trail starts to the left of the restroom area and goes up the cliff side. Continue north towards the old rodeo grounds. It then goes down into the old rodeo grounds (Pasture Hollow), through a deep arroyo and then back up on the right hand side. The trail going

up the cliff on the right hand side is very noticeable. The rockwork is just great and the views are fantastic when you get to the top. Trail length is just under three miles. A grand opening for the trail is scheduled on National Trails Day, June 7th.

After last year's Annual Meeting a group of landowners showed interest in the hiking trails and accesses to TRLA common lands and the Forest Service land. A map is being developed with Lat/Lon coordinates to help locate these easements and accesses. A few of the board members have spent time climbing the cliff and finally found one route that could be classified as very difficult, but, at least, not extreme. All but the lower 100 yards can be hiked, versus crawled. This route begins on the Commons Land but quickly crosses onto Forest Service property for most of the climb.

Please contact Mary Jo Wallen if you need information about horseback riding trails or Clint Burleson about hiking trails within Timberlake or in the surrounding forest areas.



Roads Report

JULY 2013 - APRIL 2014 (FY 2013 - 2014)

PURCHASE OF KUBOTA TRACTOR: \$72,716.00

PURCHASE OF CATTLE GUARDS AND CULVERTS: \$21,863.95 + (\$478.15 Paid to date in May) FOR A TOTAL OF \$22,315.10.

MAINTENANCE AND REPAIR:

| | | |
|------------------|----------------|---------------------------|
| Kubota Tractor: | Labor \$663.00 | Maint. & Repair \$3366.88 |
| Grader: | Labor \$136.00 | Maint. & Repair \$769.90 |
| Zetor Tractor: | Labor \$484.50 | Maint. & Repair \$980.31 |
| Dump Truck: | Labor \$467.50 | Maint. & Repair \$389.94 |
| Ford 550 Pickup: | | Maint. & Repair \$583.44 |
| Other/Chain Saw: | | Maint. & Repair \$213.33 |

GRAVEL: \$30,142.07 (\$3,288.60 Paid to date in May) FOR A TOTAL OF: \$33,430.67

**ROAD MAINTENANCE AND REPAIRS: \$20,775.58 (\$3,901.33 Paid to date in May)
FOR A TOTAL OF: \$24,676.91**

Grader Labor: \$2,044.25
Snow Plowing: \$85.00

ROADS REPAIRED, UPGRADED AND/OR GRAVELED:

| | |
|-----------------|-----------------|
| Deer Run | Cottonwood Loop |
| Cuervo | Aspen Loop |
| Cliffside Court | Bluebird Drive |
| Juniper | Black Bear Road |
| Ash Drive | Lobo |
| Elk Drive | Lakeview |
| Oak Court | Woodland |
| Cedar | |

Timberlake Road: Cattle guard installed, gravel spread.

Shore Cliff Road: Cattle guard installed, gravel spread.

Bobcat: Major repairs to fix washed out road, gravel spread.

BIA: Due to dangerous conditions, gravel was spread.

Architectural and Maintenance Report



- 5 House plans approved
- 3 Covenant violations resolved
- 1 Complaint – landowner notified

TRLA Budget Report for 2014 Annual Meeting

Fiscal Year 2013-2014

May 24, 2014

| | |
|--|--------------|
| Total Income - July 1, 2013 thru April 30, 2014 | \$170,225.18 |
| Total Expenses - July 1, 2013 thru April 30, 2014 | \$145,770.93 |

Expenses Moved to Fixed Assets:

| | |
|------------------------------------|--------------|
| Pavilion / Zetor room remodel | \$ 6,564.38 |
| Cattle guards/major culvert repair | \$ 21,836.95 |
| Kubota tractor | \$ 72,716.00 |

Budget for 2014-2015 - Approved by the Board on April 19, 2014. **Dues will remain at \$230.**

| | |
|-------------------------|--------------|
| Total Income - | \$160,068.00 |
| Total Expenses - | \$160,718.00 |
| Total Deficit - | \$ 650.00 |

Collections

- **8.2% or \$14,062.13** is still owed for current year's dues, compared to **7.3%** last year
- **\$11,256.74** is still owed for prior years (2008-2013)
- Total Past Due amount **\$25,318.87**
 - As of 4/30/2014, **\$8,025.82** was collected for prior year's dues

- TRLA has foreclosed on two lots this year. In NM, there is a 9-month redemption statute, which is a required waiting period before resale, so these lots are now owned by TRLA, but cannot be resold until after the 9-month period.
- Two lots are with the lawyer for foreclosure. Two lots were foreclosed on by a bank and we are attempting to collect our past due dues.
- One lot that TRLA foreclosed on last year has been offered for sale to all Timberlake Landowners by way of a sealed bid process. A required minimum bid of \$16,000 was established to cover TRLA's expenses, such as past dues owed, legal fees and back taxes paid by TRLA. The sale process should be finalized by July 2014.
- Landowners declared bankruptcy on 2 lots
- Liens placed this year, due to delinquent association dues - 0, compared to 8 last year.
- 4 Liens released. 2 from May 2006, 1 from June 2011, 1 from March 2013

Legal Report

TRLA retains the law firm of Cassutt, Hays & Friedman, P.A. in Santa Fe New Mexico.

Legal expenses cover foreclosure proceedings and legal opinions on issues, such as covenant violations, hunting and livestock concerns, foreclosed property sales, Dept. of Justice Water Rights/Zuni Adjudication, the Homeowner Association Act, and the Guest Membership Agreement.

As of April 30, 2014, TRLA foreclosure proceedings have finalized on one property. There are 20 liens in place. Total cost of legal fees is \$5,034.87.

And finally the Board of Directors would like to thank the many volunteers who make this such a great place to live and play.

Volunteers



Axtell, Sharon
Boller, Dan & Kathy
Burnam, Allen and Pat
Bybee, Alice
Crawford, Cindy
Dobbs, George and Nancy
Duncan, Barb
Ellett, John & Karen
Garcia, Jo
Gray, Herb
Farrell, Julie & Rick
Haverstick, Charley and Judy
Henderson, Mike and Shirl
Irwin, Roger
Kangas, Bill and Carren
Kelly, Barb
Kirchner, Bill

Lane, Cecil and Melissa
Lipka, Mike
McNabb, Sue
Mansperger, Larry and Pam

Mansperger, Jack
McGuire, Judy and Larry
Merritt, Tom and Darlene & Family
Montoya, Danny/Pedersen, Linda
Parry, Don and Joleen
Railsback, Steve and Chris & Family
Ramm, Wayne and Nancy
Shoppe, Dave and Linda
Skinner, David
Stevens, Barb and Steve
Wallen, Dick and Mary Jo
Wills, Steve and Nancy
Zwerg, Jim and Carrie

...And to those who wish to remain anonymous

Timberlake Volunteer Fire Department

Beoff, Justin
Ferrill, Lee & Dana
Fisher, Susan
Hollingsworth, Kerry
Kalista, Cherie and Christina
Luciano, Raf
Montoya, Danny
Pettigrove, Frieda
Sanders, Billy & Sheri
St. Charles, Dan
Wilson, Andy and Avery
Wolford, Bill

