

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



**ANNUAL MEETING
May 27, 2017
2016/2017 Fiscal Year Report**

Board of Directors

Sharon Axtell	Steve Stevens
Don Parry	Linda Shoppe
Kevin Farmer	Charlie Havestick
Steve Wills	



TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, past Board members, volunteers – fathers, mothers, husbands and wives. 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.



Other landowners who have recently passed but no photo available – Gloria Barber

Board of Directors' Report

Board Meetings were held in May (after the Annual Meeting), June, 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. Continued development of storing official documents on Google Docs so that Board Members can review more easily.
2. Repeated Law Enforcement Forum for landowners. McKinley County Sheriff's Department attended this year.
3. Neighborhood Watch program was active all year. Put up *Something, Say Something* signs along Timberlake Road and *No Hunting* signs in the Commons area. Established Neighborhood Watch List (similar to Rosie Alert).
4. Handled formal complaint against location of Ranch House septic system and leach field. Met with New Mexico EPA group at the Ranch House. Aided in their report. Conclusion was that no action was required. The Board decided to build up existing burm area between waterway feeding the lake and the septic system.

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 (ie: Ranch House metal roof in eight years)

Commons Report

- Ranch House metal roofs have been re painted.
- Electrical changes have been made to Rock Room.
- Exterior dusk to dawn light sensors has been replaced.
- Exterior face of Bath House utility door has been re painted.
- Both Bath House shower stalls have been epoxy re coated.
- The "Toellner Blvd" sign at Ranch House Road was rotated.
- Old key replacement that operates lock better is underway.
- Installation of "see something/say something" signs completed.
- Installation of "no trespassing/no hunting" signs is underway.
- Toilet repairs made to Ranch House powder room & Bath House.
- New water mixer installed in Bath House for showers.
- New "Equipment Storage Building" installation has been completed.



Communications Report

Website:

TRLA'S Webmaster, Wayne Ramm, has done a fantastic job building the website. It is our hope that the website provides information of important dates and announcements, upcoming events, volunteer activities, minutes of Board meetings, update on happenings on the ranch, info for Zuni transfer station and Gallup recycling, emergency numbers, tips/info on subjects that affect landowners, and current concerns. Check out the website at <http://.trnews.info/index.html>.

Timberlake Times Newsletter:

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. 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,) 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.

Neighborhood Watch Alerts:

When there is a crime, suspicious vehicles, or suspicious activity that impacts Timberlake residents, an electronic alert is sent to landowners in the

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!?!?!?

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 2017, Timberlake landowners (569) reside in 36 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona (37%), followed by New Mexico (37%), and then California (6%). There are 162 residences in Timberlake. Of these, 69 are fulltime residents, 10 part-time residents, and 70 considered recreational. Additionally, there are 11 homes for sale and 4 under construction.

Roads Report

JULY 2015 - APRIL 2016 (FY 2015 - 2016)

The roads report is as follows:

- One inch minus base course rock as put on the following roads;
- Bluebird from Timberlake rd. to Blackbear.
- Blackbear road from Pinion to past Rosalie's property.
- Pinion from Timberlake rd. to Blackbear.
- Quail from Pinion to Blackbear.
- Sagebrush from Timberlake rd. to end of road.
- Woodland from Copperweed clear around back to that intersection.
- Lakeview from Timberlake to North gate to lake.
- Wolf from Timberlake to Lakeview.
- Sunrise at Timberlake rd. was re-worked to clean bar ditches and then gravel at that area. (Storm damage)
- Culverts were placed on upper Sagebrush and Blackbear right off Timberlake rd.
- Culverts were repaired on Blackbear and Pinion.
- The holes were repaired on culverts at Wolf and at the Zuni wash crossing.
- A larger culvert (donated) was put on Quickdraw at 153.
- The portion of 153 from Quickdraw to top of hill was reworked to alleviate flooding there; the barditch was reworked to drain water away at that location also.

Gravel will be done on Sunflower, Hilltop, Sunrise and Foxtail at start of new budget in July. Steve Wills and I will determine what roads will get work after that.

Don Parry, Roads chairman

Architectural and Maintenance Report



- 4 House plans approved
- 1 Shed plan approved
- 1 Addition approved
- 4 Covenant violations closed
- 2 Covenant violations pending

TRLA Budget Report for 2016 Annual Meeting
Fiscal Year 2015-2016
May 28, 2016

Total Income - July 1, 2016 thru April 30, 2017	\$174,063.06
Total Expenses - July 1, 201 thru April 30, 2017	\$142,736.17

Budget for 2017-2018 - Approved by the Board on May 1, 2017.

Dues will remain at \$230.00

Total Income - \$170,890.00

Total Expenses - \$183,736.00

Total Deficit - \$ 12,846.00

Collections

-**9.8% or \$16,711.85** is still owed for current year's dues, compared to **9.9%** last year

- **\$8,764.82** is still owed for prior years (2009-2016)

-Total Past Due amount **\$24,641.17**

As of 4/30/2017, **\$5,387.88** was collected for prior year's dues

As of April 30, 2017:

- TRLA sold one property which had been obtained through foreclosure in 2014, effectively reimbursing TRLA for all past association dues and legal expenses. These funds were returned to TRLA's budget.

- Liens placed this year, due to delinquent association dues - 8, compared to 15 last year.

- Liens released this year - 7

Legal Report

TRLA retains the law firm of 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, the Homeowner Association Act, and the Guest Membership Agreement.

-TRLA has foreclosed on four 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.

LIENS AND FORECLOSURES REPORT

Currently, there are 4 properties that TRLA's attorney has sent demand letters to, with no response from the landowners. These properties are subject to foreclosure if no action is taken by the landowners. Three other properties were turned over in April to the attorney for demand letters to be sent

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



Abbott, Tom and Kandy
Antosh, Rick and Pam
Axtell, Sharon
Crawford, Cindy
Duncan, Barb
Ellett, Karen
Gray, Herb/Pat Burnam
Haverstick, Charley and Judy
Henderson, Mike and Shirl
Kangas, Bill and Carren
Kelly, Barb
Lane, Cecil and Melissa
McNabb, Sue
Mansperger, Pam
Mansperger, Jack
Martinez, Joe and Killarney
McGuire, Judy
Montoya, Danny/Pedersen, Linda
Parry, Don and Joleen
Railsback, Steve and Kris
Ramm, Wayne and Nancy
Rheume, Anita
Shoppe, Dave and Linda
Stevens, Barb and Steve
Wallen, Dick and Mary Jo
Wills, Steve and Nancy
Woody, Linda& Ed
Zwerg, Jim and Carrie
...And to those who wish to remain anonymous

Timberlake Volunteer Fire Department

Beoff, Justin
 Julie Farrell
 Luciano, Raf
 Pettigrove, Frieda
 Sanders, Billy & Sheri
 St. Charles, Dan
 Wilson, Andy and Avery
 Wolford, Bill (retired)



2017-2018 Budget

		Budget	
Account	Fiscal Year Budget	FY 2017-2018	2017-2018 Comments Reasoning
	INFLOWS		
5009	Assessment Fees total	170,890.00	\$230X743lots
	Current Year		minus 8.5% for doubtful accounts(\$14,525)
	Previous Years		We always leave this at zero. We never know what we'll get.
5011	Woodland(Guest Members)		
5915	Key Income		We always leave this at zero. We never know what we'll get.
5920	Donations		We always leave this at zero. We never know what we'll get.
5930	Finance Charges		
	TOTAL INCOME		
	OUTFLOWS / EXPENSES		
Board			
6050	Annual Meeting	825.00	Food and appreciation plaques
6103	Insurance-Dir & Off	2,550.00	should be no change
6140	Office Supplies & Exp	2,500.00	outside printing costs for newsletter, annual meeting packets, info on property sales
6160	Postage	2,000.00	3 newsletter, welcome packets, certified mailings, annual meeting, keys, collections and statements
6215	Subscriptions and Dues	11.00	Annual PRC filing
6290	Mileage - Board Members	300.00	travel for legal meetings/business
	TOTAL	8,186.00	

	Communcations		
6130	Newsletter	600.00	\$200 x 3 for set up
6170	Website	425.00	web maintenance and hosting fees
	TOTAL	1,025.00	
	Financial		
6010	Accounting	12,500.00	bookkeeper salary\$968.06/moX12=\$11,616.75 (includes increased GRT taxes)+365.00tax prep.+\$250/xmas bonus
6020	Audit	8,000.00	audit this year
6250	Taxes - Real Estate	8,000.00	if we have possession of more foreclosed lots, this will increase
6260	Taxes - Income	3,000.00	To cover non dues income-i.e. sale of foreclosed properties
6030	Bad Debit	1,600.00	according to bookkeeper for this year
	TOTAL	33,100.00	
	Legal		
6110	Legal	1,000.00	Surveys & misc- special master's deeds
6110.01	Legal - Casutt	7,000.00	Liens & Foreclosures-possibly 5 new foreclosure this year
6111	Lien & Notary Fees	500.00	filing fees, notary charges and lien releases
	TOTAL	8,500.00	
	RANCH OPERATIONS		
	Insurance		
6090	Insurance - Workers Comp	2,700.00	Rate changes every year, due to # of people working for the ranch (not just employees)
6100	Insurance - Liability & Bond	12,000.00	rate changes every year
	TOTAL	14,700.00	
	Emp Wages & Taxes		
6310	Wages		
6310.01	Grader Time	1,000.00	Ranch Hand Only
6310.02	Brushhog Time	200.00	Ranch Hand Only
6310.03	Snowplow	1,000.00	Ranch Hand Only
6310.04	Supervisor		no such employee
6310.06	Janitorial (W-9)	2,050.00	janitorial wages - now under Ranch hand @ \$15 an hour
6310.07	Ranch Hand	5,000.00	Ranch Hand's general work plus Kubota time
6310.08	Dump Truck Maintenance	100.00	Ranch Hand Only
6310.09	Zetor Maint.		Zetor -sold-no budget
6310.10	Grader Maint.	100.00	Ranch Hand Only

6310.11	Kubota Maint.	200.00	Ranch Hand Only
	Total	9,650.00	this category is ONLY for ranch hand's wages
	Taxes		
6220	Taxes - FICA	731.00	ranch hand's wages x .0756
6230	Taxes - Federal Unemployment	60.00	ranch hand's wages x .006
6240	Taxes - State Unemployment	40.00	ranch hand's wages x .004
6300	Mileage - Employees		mileage for ranch hand only
		831.00	
6180	Buildings & Commons		
6150	Keys / Locks	550.00	keys
6180.01	Ranch House	5,000.00	Pergula-roof issues-general maintenance
6180.02	Bath House	1,000.00	Paint & Emergencies-general building maintenace-not cleaning
		4,000.00	Equip up keep & Maint
6180.06	Equip Building		
6181	Common Land Maintenance/Repairs	2,000.00	Fencing, etc.
6200	Janitorial Supplies	300.00	Paper products & cleaning supplies lite
	TOTAL	12,850.00	
	Equip Maint. & Repairs		
6070.01	Dump Truck	500.00	Registration & repairs
6070.02	Grader	800.00	Routine service
6070.03	Ford F550	900.00	Routine service-Registration
6070.04	Zetor		SOLD-no money needed
6070.05	Other	300.00	Lawn mower&chainsaw service
6070.06	Kubota	4,000.00	Routine service - equipment
	TOTAL	6,500.00	
	FUEL,OIL & GREASE		
6311.01	Gasoline	1,500.00	
6311.02	Dyed Diesel	2,000.00	
6312.01	Oil & Grease (Hydraulic Oil)	200.00	
	TOTAL	3,700.00	
	ROADS		

6190.01	Gravel	60,000.00	
6190.02	Road Maint & Repairs	20,000.00	Culvert/Ditch Work, fire signage-Luis/Clarence/Elvin
	TOTAL	80,000.00	
	UTILITIES		
6270	Telephone	705.00	
6280	Electric & Propane	2,500.00	
6285	Internet (TCC)	770.00	
	TOTAL	3,975.00	
6315	CONTINGENCY FUND		
	NOTES PAYABLE		
1110	Kubota		
1115	Cattle Guard/Culvert Repair		
1107	Pavillion/Zetor Room Remodel		
6105	Interest Expense		
2216	F550		
	TOTAL		
	TOTAL OUTFLOWS	183,017.00	