

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



**ANNUAL MEETING
May 26, 2018
2017/2018 Fiscal Year Report**

Board of Directors

Sharon Axtell

Steve Stevens

Don Parry

Linda Pedersen

Kevin Farmer

Charley Haverstick

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.



JUDY MCGUIRE

BETTY COLE

Board of Directors Report



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

1. Accepted Oso Internet Service offer of free internet service, free installation of equipment and high speed unlimited data using the same current name and password. Cost savings \$1000/yr.
2. New Keys and locks for Commons acquired, installed and distributed to landowners.
3. Three of the four lots acquired by foreclosure for nonpayment of dues were sold to landowners in the silent bid process. Two lots are currently for sale to public.
4. Board of Directors Code of Ethics Policy written and adopted March 17th.
5. Amendments to CC&Rs Committee established and first mailing of proposals distributed to membership May 2nd for feedback.
6. Two trailers filled with 35 years of miscellaneous accumulated “stuff” removed from back sheds and hauled to Zuni Transfer Station.
7. Landowner/Board petitions and letters concerning BIA section sent to NM and Federal legislators sent in July. Mr. Robert McGregor from Congressman Pearce’s office responded and wanted proof of BIA ownership. Recontacted in early May and hasn’t been forthcoming with additional information.
8. Protest of Valuation filed with Cibola County Assessor over Ranch House Community Center being classified as single-family residence. Potential savings: \$2000/yr.

Areas under Board Investigation:

1. Better ways of immediate communication to landowners when there are possible threats in the area.
2. Updating of Policies and Procedures Manual
3. Legal input for Silent Bid process of foreclosed properties owned by TRLA.
4. Coordination with Continental Divide in clearing electrical easements and landowners.

Commons Report

COMMONS REPORT (for the Annual Meeting – May 2018)

- 1) Painting of Ranch House exterior and fencing has been done. Painting of the metal roofing has been completed. Plans for expanding the porch from 7' wide to 10' wide is under consideration.
- 2) New doors for rear building have been painted and hung, with new pulls and the existing hinges. Fascias and soffit material at this building has also been installed and painted.
- 3) Installation of the "private property /no trespassing/ no hunting" signs along the cliffs/commons areas continues, completion of such is expected to be done over the next couple of months.
- 4) Electrical work (lights and outlets) at the "Equipment Storage Building" has been completed. Exterior lights are on switches and of the "dark sky" type.
- 5) New deadbolt locks (which can be rekeyed) have been purchased and will be installed and keyed as applicable in the near future.
- 6) Refinishing of the street sign will be done over the coming months and should be replaced during the summer.
- 7) The "limb trim pile" has been pushed up and will be burned in the near future. The bath house was closed on November 1st and reopened for the summer on April 1st.



Communications Report

Website:

It is the Board's hope that the web site is a useful tool when looking for information about the Ranch. For example; Burn/No Burn restrictions, sightings of our wildlife, Board members' info and meeting dates, CC&R's and Bylaws, posting of minutes and financials, different forms as needed, Timberlake Times newsletter, properties for sale, maps of the ranch, and Volunteer information. Check out the web site 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 Ramah area.

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



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 912 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 2018, Timberlake landowners (573) reside in 32 states and one foreign country (Switzerland.) The top three states landowners come from are Arizona and New Mexico (38% and 39%) and then California (7%). **There are 163 residences in Timberlake. Of these, 69 are fulltime residents, 16 part-time residents, and 61 considered recreational. Additionally, of the 163 residences 6 are rentals, 9 for sale, and 2 are bank owned. 3 residences (not counted in the 163) are under construction.**

Roads Report

JULY 2017 - APRIL 2018 (FY 2017 - 2018)

Roads Report:

Our portion of Timberlake Road was graded and graveled from the cattle guard to the "Y" at Lakeview.

Bobcat was graveled from Timberlake to Culebra.

Four loads of gravel on North Aspen loop.

Lakeshore was graveled from Timberlake Road to North gate to lake.

Juniper was received two large loads of gravel. Not all of Juniper is TRLA responsibility as a portion is private property.

Conejo was graveled from Timberlake Road to Halcon.

Halcon was graveled from Timberlake Road to end at cul-de-sac.

A culvert was installed and gravel at that area on East Deer Run.

Dirt that was donated was hauled to area North of septic system of Ranch House, leveled and then area South of Ranch House was graded to recontour and move drainage ditch further away from Ranch House.

Tree pile was pushed up several times and hope to burn in rainy season.

No snowplowing was done this winter due to poor snow levels.

Order was given to Luis Munoz to clean cattle guard on Timberlake Road.

Order was given to Luis Munoz to purchase 36 posts with reflectors to be installed on Timberlake Road from cattleguard to Wolf Road on culvert locations.

All road equipment had lube, oil and all filters changed and antifreeze changed.

Battery tenders were purchased for all equipment.

Don Parry, Roads chairman

Architectural and Maintenance Report



- 6 House plans approved
- 1 Shed plan approved
- 1 Garage plan approved
- 3 Covenant violations closed
- 1 Covenant violation pending

TREASURER'S REPORT

Fiscal Year 2017-2018	YTD	BUDGET 2017-2018	Difference
April 30,2018			
TOTAL INCOME	174,713.89	170,890.00	\$3,823.89
OUTFLOWS/EXPENSES			
Board	5,891.29	8,186.00	(\$2,294.71)
Communications	1271.18	1,025.00	\$246.18
Financial	21,750.32	33,100.00	(\$11,349.68)
Legal	1,055.18	8,500.00	(\$7,444.82)
Insurance	10,861.00	14,700.00	(\$3,839.00)
Wages	4,530.00	9,650.00	(\$5,120.00)
Taxes	388.71	831.00	(\$442.29)
Buildings & Commons	11,594.55	12,850.00	(\$1,255.45)
Equip. Maint &Repairs	7,423.89	6,500.00	\$923.89
Fuel, Oil, Grease	1171.13	3,700.00	(\$2,528.87)
Roads	67,427.05	80,000.00	(\$12,572.95)
Utilities	2419.87	3,975.00	(\$1,555.13)
TOTAL OUTFLOWS	135,784.17	183,017.00	(\$47,232.83)

BANK BALANCE: 09/30/2017	
Deposit	78,167.03
Checking	41,125.65
Rewards	1,523.99
Contingency Funds:	
Ranch House Restoration	70,000.00
Emergency Reserve	41,942.99

Treasurer notes:

Significant Expenses:

Financials : \$21750.32 *

*includes accounting fees/ write off bad debts / property taxes

Commons: \$11,594.55

*painting & scraping ranch house

Roads/Gravel \$67,427.05

Collections Due:

Association Dues owed YTD	\$11,430.85
Association Dues owed prior years	\$7,750.80
Total Dues Owed	<hr/> \$19,181.65



LIENS AND FORECLOSURES

TRLA owned 7 lots in the 2017-2018 fiscal year. Three of these lots were bought by landowners in the silent bid process last fall. Two lots will be sold through the same process later this year. Two lots are currently for sale on Cottonwood Drive and Sunflower.

There were 5 lots with the law firm of Hays & Friedman in Santa Fe at the beginning of the fiscal year. Three landowners paid all back money owed TRLA, one is in foreclosure process and one landowner is making payments.

Liens placed this year: 6

Liens released: 6

Liens currently in place (not with law firm): 9

There are potentially 5 lots that will be sent to Hays & Friedman on July 31st for foreclosure.

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



**Abbott, Tom and Kandy
Antosh, Rick and Pam
Axtell, Sharon
Boller, Kathleen
Crawford, Cindy and Halley
Daniels, Ida and Harry
Duncan, Barb
Ellett, Karen
Gray, Herb and Burnam, Pat
Haverstick, Charley and Judy
Henderson, Mike and Shirl
Kangas, Bill and Carren
Lane, Cecil and Melissa
Lewis, Elvin and Lisa
McNabb, Sue
Mansperger, Pam
Mansperger, Jack
Martinez, Joe and Killarney
McGuire, Judy
Montoya, Danny/Pedersen, Linda
Mullarkey, John**

**Parry, Don and Joleen
Railsback, Steve and Kris
Ramm, Wayne and Nancy
Rheume, Anita
Shoppe, Dave and Linda
Stevens, Barb and Steve
Terrell, Tim and Chris
Wallen, Mary Jo
Wills, Steve and Nancy
Williams, Joan
Woody, Ed and Linda
Yzenbaard, Janet
Zwerg, Jim and Carrie**

...And to those who wish to remain anonymous

**Timberlake Volunteer
Fire Department**

Andy Wilson and Crew



