

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION



2021/2022 Fiscal Year's Report

Board of Directors

Sharon Axtell	Steve Stevens
Don Ouellette	Julie Farrell
Charley Haverstick	Judi McClelland-Murphy
Mary Ann Armijo	

TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, present/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.



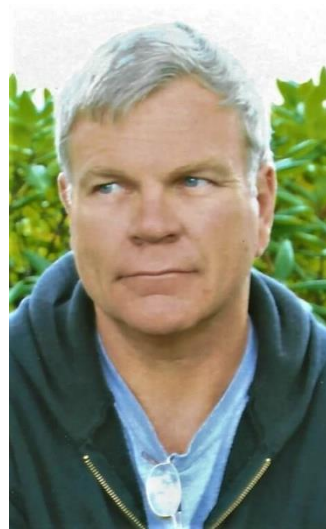
DARLENE MERRITT



PAT DURANTE



**DON OUELLETTE, TRLA PRESIDENT
2021-2022**



STEVE GREEN



KEN ADAMS

JEFF SWALLOWS

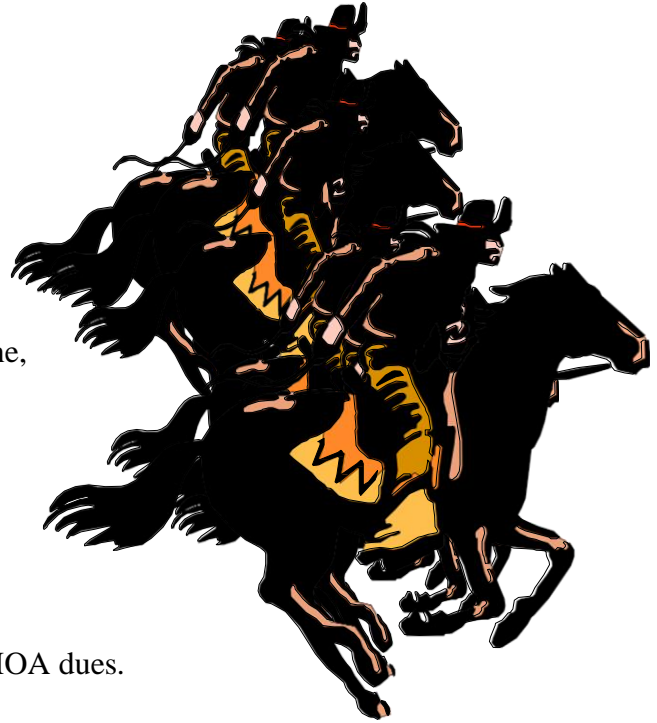
ELVIN LEWIS

Board of Directors Report

Board Meetings were held after May Annual Meeting 2021, in June, July, August, September, October, March, April of 2022.

During 2021 to April 2022, I am happy to report we held our:

1. First Zoom Meeting
2. Got the website and accountant to set up pay on lines for HOA dues.
3. All Liens that were pending were released
4. Looked at and resolved some CCR Violations



Areas under Board Review

1. Improving Zoom Meeting.
2. Looking at a five-year plan for the Association.
3. Putting more money into the roads. Budget with the price of Materials going up.
4. Mailboxes will go up this summer (additional boxes)

Commons Report

Commons Report – May 2022

During the past year the following has been accomplished:

- Vinyl flooring and baseboards were installed on the new porch.
- Replacement of all door locks at the Ranch House has been accomplished.
- Uneven stone flooring at entries was removed and flat concrete slabs installed.
- Concrete floor was poured in the equipment storage building and in the out buildings.
- Renovation of the Bath House plumbing system was completed, A water filter, an “on demand” hot water heater unit and both showers now have hot and cold water faucets.
- Flush valves in the toilet stools in the Ranch House and the Bath House have been replaced.
- The start of timber thinning in the commons areas along the cliffs has begun. Ten acres so far have been thinned out to help with tree health and fire control.



Communications Report

Website:

It is the boards hope that the website is a useful tool when looking for information about the ranch. For example Burn/ No Burn Bans restrictions, sightings of our wildlife, Board Members info. Meeting dates ,CC&R's and Bylaws, posting of minutes after they are approved, financials, different forms that might be needed. The Timberlake Times newsletter, properties for sale, maps of the ranch, Volunteer info. So check out the **trnews.info**.

: <http://trnews.info/index/html>.

Timberlake Times Newsletter:

The Timberlake Times is up and running again with help from Trish Anderson and Rachel Schali, who contributes the “Makers of Timberlake” interviews in each issue. Trish and her husband Frank Beissel moved to Timberlake last year from Dallas, Texas after buying a house on Yucca Drive.

The Timberlake Times has been a valuable source of information for many years, offering news, information, history, and entertainment. Going through past issues of the Timberlake Times paints a clear picture of our history, progress, and the people who live here and I hope future issues will continue to tell Timberlake's story while providing valuable and helpful information. Ideas for content, photos, and questions are encouraged. Please say hello at timberlaketimes@gmail.com, I'd love to hear from you!

Timberlake and Rosie Alerts:

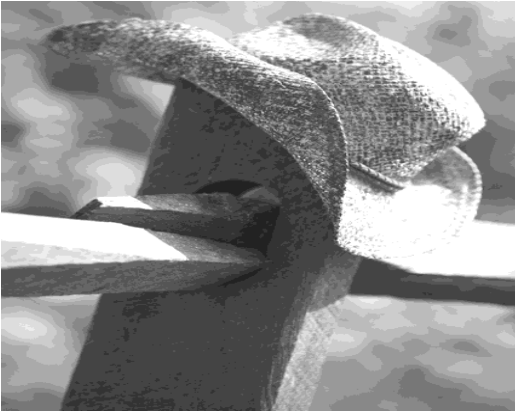
When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts,) an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system should contact Linda Pederson or Steve Wills.

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

Timberlake Ranch community 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:

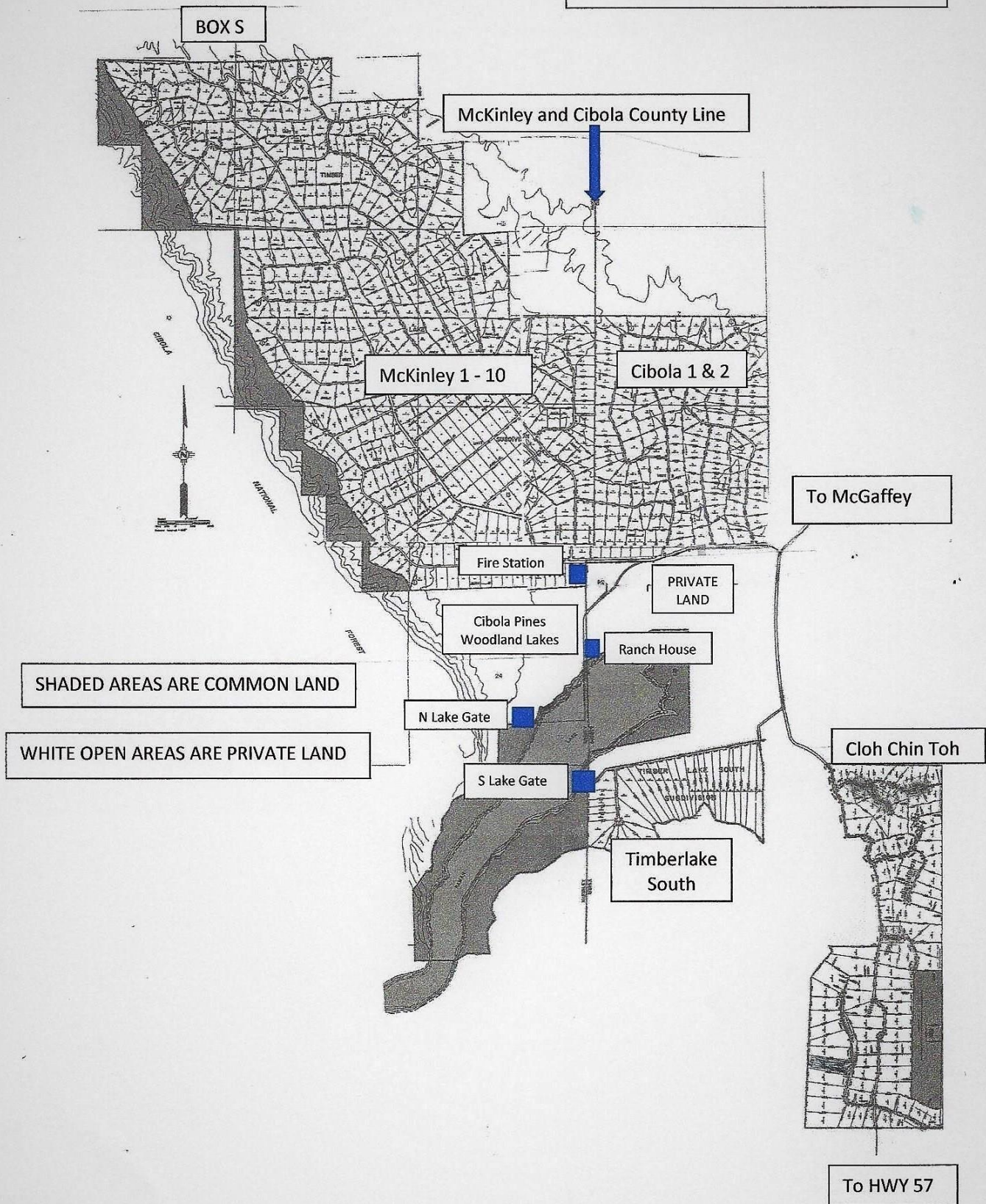
- Cloh Chin Toh: 93 (CCT 74 Common Land)
- Cibola Unit 1: 65
- Cibola Unit 2: 73
- Timberlake South: 31
- McKinley Unit 1: 52
 - Unit 2: 42
 - Unit 3: 46
 - Unit 4: 54
 - Unit 5: 45
 - Unit 6: 48
 - Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)
 - Unit 8: 61
 - Unit 9: 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 2022, Timberlake landowners (575) reside in 32 states and two foreign countries (England and Switzerland.) The top three states landowners come from are New Mexico (45%) Arizona (32%) and then California (7%).

	2019-2020	2020-2021
Full Time	82	77
Part Time	18	21
Recreational	64	62
Vacant	5	2
Rentals	4	4
Under Construction	5	7
To Be Constructed in 2021		5
TOTAL	173	175

TIMBERLAKE RANCH LANDOWNERS ASSOCIATION



Roads Report

JULY 2021 – March 2022

We would be remiss if this report did not start out by thanking those on the Roads Committee that work so diligently to maintain the TRLA roads and equipment: Donald Parry, Jack Mansperger, Joe Martinez, Steve Wills and Luis Munoz. And a special remembrance and gratitude to Don Ouellette who gave so freely of this time and knowledge, he will be missed.

In the fiscal year July 2021 through April 2022 the Association's general expenses for roads are as follow. (Please see financials for specifics.)

- \$80,730 on gravel and labor
- \$14,000 maintenance and repairs of culverts and ditches
- \$3,600 equipment maintenance & repair
- 2,810 fuel

The Roads Committee is gearing up for a busy 2022 season. The roads have been inspected and ranked in priority for work to be completed. A proposal was submitted to the Budget Committee and approved in the April 25th meeting to increase budget line items for gravel/labor to \$120,000 and maintenance/repairs to \$30,000.

Architectural and Maintenance Report



- 3 modulares
- 4 Sheds
- 1 Garage
- 1 extension
- 1 porch
- 1 residence
- 1 carport

TREASURER'S REPORT

		Budget	Actuals	Budget
	Fiscal Year Budget	2021-2022	YTD 2021-2022	2022-2023
	INFLOWS		Apr. 30, 2022	
5009	Assessment Fees total	170,890.00	170,890.00	170,890.00
	Current Year			
	Previous Years			
5011	Woodland(Guest Members)		1,495.00	
5915	Key Income		124.12	
5920	Donations		155.00	
5930	Finance Charges		1,868.99	
	TOTAL INCOME	170,890.00	174,533.11	170,890.00
	OUTFLOWS / EXPENSES			
Board				
6050	Annual Meeting	900.00	-24.00	500.00
6103	Insurance-Dir & Off	5,800.00	5,868.08	6,000.00
6140	Office Supplies & Exp	1,500.00	566.17	1,000.00
6160	Postage	2,000.00	49.80	1,500.00
6215	Subscriptions and Dues	11.00	10.00	11.00
6290	Mileage - Board Members	300.00		100.00
	0.00	10,511.00	6,470.05	9,111.00
	Communcations			
6130	Newsletter	600.00		
6170	Website	500.00	500.00	500.00
	TOTAL	1,100.00	500.00	500.00
	Financial			
6010	Accounting	13,000.00	10,908.79	13,000.00
6020	Audit	3,500.00	2,912.63	-
6250	Taxes - Real Estate	3,000.00	2,500.62	3,000.00
6260	Taxes - Income	1,500.00	2,405.00	1,500.00
6030	Bad Debit	1,600.00		1,600.00
	TOTAL	22,600.00	18,727.04	19,100.00
	Legal			
6110	Legal	800.00		500.00
6110.01	Legal - Casutt	4,000.00	1,331.18	4,000.00
6111	Lien & Notary Fees	500.00		500.00
	TOTAL	5,300.00	1,331.18	5,000.00
	RANCH OPERATIONS			
	Insurance			
6090	Insurance - Workers Comp	1,500.00	855.00	1,200.00

6100	Insurance - Liability & Bond	14,000.00	13,852.00	14,300.00
	TOTAL	15,500.00	14,707.00	15,500.00
	Emp Wages & Taxes			
6310	Wages			
6310.01	Grader Time	250.00	120.00	250.00
6310.02	Brushhog Time	250.00		250.00
6310.03	Snowplow	250.00		250.00
6310.04	Supervisor			
6310.06	Janitorial (W-9)	500.00	150.00	500.00
6310.07	Ranch Hand	4,000.00	2,270.80	2,500.00
6310.08	Dump Truck Maintenance			-
6310.09	F550 Truck Maint.	100.00	100.00	100.00
6310.10	Grader Maint.	100.00	190.00	100.00
6310.11	Kubota Maint.	100.00		100.00
	Total	5,550.00	2,830.80	4,050.00
	Taxes			
6220	Taxes - FICA	600.00	205.10	500.00
6230	Taxes - Federal Unemployment	60.00	16.08	60.00
6240	Taxes - State Unemployment	40.00	8.85	40.00
6300	Mileage - Employees		153.38	
		700.00	383.41	600.00
	Buildings & Commons			
6150	Keys / Locks / Operating Supplies	150.00		75.00
6180	Building Main & Repair			
6180.01	Ranch House	2,500.00		2,000.00
6180.02	Bath House	1,500.00	1,102.50	1,000.00
6180.06	Equip Building	5,000.00		2,000.00
6181	Common Land Maintenance/Repairs	3,000.00	1,564.92	2,500.00
6181.01	Forest Fore Mitigation	5,000.00	5,150.00	5,000.00
6200	Janitorial Supplies	300.00		200.00
	TOTAL	17,450.00	7,817.42	12,775.00
	Equip Maint. & Repairs			
6070.01	Dump Truck	-		-
6070.02	Grader	2,000.00	2,139.80	2,000.00
6070.03	Ford F550	900.00		900.00
6070.04	Tractor			
6070.05	Other	300.00		200.00
6070.06	Kubota	1,500.00	966.53	4,500.00
	TOTAL	4,700.00	3,106.33	7,600.00
	FUEL,OIL & GREASE			
6311.01	Gasoline	500.00	360.42	500.00
6311.02	Dyed Diesel	1,500.00	944.76	1,500.00
6312.01	Oil & Grease (Hydraulic Oil)	200.00		200.00
	TOTAL	2,200.00	1,305.18	2,200.00
	ROADS			
6190.01	Gravel	80,000.00	80,729.89	100,000.00

6190.02	Road Maint & Repairs	20,000.00	14,006.42	30,000.00
	TOTAL	100,000.00	94,736.31	130,000.00
	UTILITIES			
6270	Telephone	700.00	473.61	550.00
6280	Electric & Propane	2,500.00	1,479.73	2,500.00
6285	Internet (TCC)	-		-
	TOTAL	3,200.00	1,953.34	3,050.00
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	188,811.00	153,868.06	209,486.00



LIENS AND FORECLOSURES

Starting the fiscal year 2021/2022 there was one lien on a TRLA property which has since been paid and the lien released. As of July 28, 2021, there were 387 properties that had outstanding dues payments, 12 of

which were more than \$300 in arrears. Understanding the difficulties many families endured during the pandemic, the Liens and Foreclosures team worked with landowners to assist with payment arrangements which has allowed many to bring their accounts up to date. And has allowed others to reduce the amount owed.

There is currently one lot that has a lien in place for past dues. In April notices were sent to 42 landowners behind in their dues, from which 10 had paid in full by April 15th.

Accounts standing as of April 15, 2022:

- Total accounts with outstanding dues = 54 (\$12,839.02)
- Accounts with balance over \$300 = 7
- Current Actions:
 - o 1 in lien process
 - o 3 sent demand letters in April
 - o 5 accounts making payments to bring accounts current

\$1,300 in general legal costs were incurred by TRLA in Fiscal year 2021/2022.

All landowners are encouraged to use the new TRLA service to pay association dues using their credit card. cardx.com/pay-timberlakeranch.com



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
 Armijo, Duke and Mary Ann
 Axtell, Sharon
 Crawford, Cindy
 Daniels, Ida and Harry
 Duncan, Barb
 Ellett, Karen
 Haverstick, Charley and Judy
 Henderson, Mike and Shirl
 Kangas, Bill and Carren
 Lewis, Elvin and Lisa
 Polly Swick & John McCrimmon
 Don Ouellette
 Mansperger, Pam
 Mansperger, Jack
 Martinez, Joe and Killarney
 Montoya, Danny/Pedersen, Linda
 Parry, Don and Joleen
 Railsback, Steve and Kris
 Ramm, Wayne and Nancy
 Stevens, Barb and Steve
 Wallen, Mary Jo
 Wills, Steve and Nancy
 Zwerg, Jim and Carrie



Timberlake Volunteer Fire Department

Andy Wilson, Chief/FF/EMT-B
 Bill Sanders, Asst. Chief/FF-EMT-B
 Julie Farrell, Capt./FF-EMT-B
 Wade Aubuchon, Capt./FF
 Richard Hastings, Lieut./ FF
 Kathy Waller, Lieut./FF
 Raf Luciani FF
 Richard Hastings FF
 Cheri Sanders FF
 Rick Farrell FF
 Dale Waller FF
 Mike Latendresse FF
 Patty McCartney FF
 Melinda Aubuchon FF
 Tobin Savage FF

