

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

JUNE 15, 2024

Pledge of Allegiance: President Mary Ann Armijo asked Secretary Craig Johnson to lead the assembly in the Pledge.

Call to Order: President Mary Ann called the meeting to order at 10:03 am.

Introductions: President Mary Ann introduced the new board members to include the following: Frank Beissel - **Communications**, Don Perry - **Commons**, Joe Martinez – **Roads and Grounds**, Diana Ramm - **Vice President**, Judi Murphy - **Treasurer**, Craig Johnson - **Secretary**.

Question was asked by Gaya O'Neill Deak what is the difference between a Board meeting and a Landowners meeting? President Mary Ann explained that the Landowners' meeting is the annual meeting, and the monthly 6 meetings were the Board Meeting whereas the board makes decisions of monthly proceedings. Gaya was also recognized as the Elections Committee Chairperson.

Landowners Present: Len Waterworth, Marv & Teresa Springer, Lynnette St. Charles, Laurie Gurley, Duke Armijo, Richard & Roxanna Hollabaugh, Rosalie Bianchi, Jerry Jergensen, Gaya O'Neill Deak and Lou Deak.

Zoom Attendees:

Approval of June Minutes: Unanimous approval by the board.

REPORTS:

Treasurers: Before this report Treasurer Judi Murphy thanked all those who had the confidence in her to vote her as the Treasurer. A question was asked if dues notices could be emailed, and the answer is starting in July they would be.

	INCOME	
Assessment fees collected this month		\$5,481.80
Assessment fees YTD		\$171,829.47
Assessment fees outstanding YTD		\$10,763.76
	EXPENSES	
May Expenses		\$2,020.67
YTD Expenses		\$112,825.78
Wells Fargo – Deposit Account		127,842.10
Wells Fargo – Operating Account		\$57,899.56
Wells Fargo Rewards Account		\$6,536.76
Wells Fargo Reserve Account		\$44,658.91

Commons:

- Cleaning supplies were purchased for our cleaning lady Danni Torres
- Ranch House was cleaned before the annual meeting.
- Painting was started to include window frames.
- Trash was hauled away. Mr. Railsback has been picking up trash daily throughout the community.
- Prior to the annual meeting the grounds were mowed, and the parking lot was dragged. Thanks went out to Tom Abbott.
- Don went on the thank all who participated with the preparations for the annual Landowners' meeting.
- New keys were given to the new board members.
- A camera was installed in the Ranch House office.
- Don met with Joe Martinez to discuss the Leach field and what could be done in the future.

Vice President:

- 4 Liens were released – 3 in Cibola Couty and 1 in McKinley.
- 1 Lien pending based on foreclosure.

Roads and Grounds: Joe Martinez was absent and had asked in advance for the Secretary to read the report.

1. Work Completed:

- Annual meeting prep, clean and drag parking lot.
 - Pushed up the burn pile 2-3 times weekly.
 - Graded ruts on “No Mans” mile and Culebra roads.
 - Setup for annual meeting
 - Evaluated dead standing tree on Halcon road – this will be removed.
 - Replaced fuel filter on diesel tank.
 - Diesel fuel was ordered on June 7, 2024, with an expected delivery date of June 11, 2024.
 - Welded new metal drag plates on the Kubota Tractor bucket – work performed in-house by Tom Abbott.
 - Installed garage door protector on barn door – performed in-house.
2. Equipment:
- Topped off all fluids on the Kubota tractor and John Deere grader.
 - Checked fluids on the F550 dump truck.
 - Annual maintenance will be performed in August and September.
3. Ongoing Work:
- Continue to drag and repair ruts on the 38 miles of side roads.
 - Evaluate roads for new gravel to be delivered in July.
 - Support Cibola County on their Chip Seal project through July.
4. Acknowledgements:
- Road Committee Crew.
 - Volunteers for Ranch House annual meeting and for the excellent meal.
 - Cibola and McKinley County Road grader crews.
 - New steel on the tractor bucket performed by Nevin Montano and his crew.

Communications:

- New web site is up and running with the new email addresses of the board members – timberlakeranchnm.com. No content yet but work in progress.
- Both sites will stay up for now with the help of webmaster Wayne Ramm.
- Mr. Beissel asked for any suggestions for items to be added on the new site.
- Camera access available to Landowners after approval from the Communications director.

Architecture Committee:

- Request for garage builds.
- 3 shed approvals of less than 120 sq ft.
- Roof material discussion on Quonset Hut style building.
- Steve Wills and Don Parry have a meeting to move forward with the Architecture committee.

Fire Department:

- Reminder to Landowners when calling 911 to not forget their name and address.
- When calling Cibola County 911 ask for Station 55 for their assistance.
- All properties should have a lot number mounted on a "T" post, even if they have an address.
- McKinley provides numbers after filing a form with the county.
- Campfire reminder – NO fires when winds are 10 miles per hour or greater.
- Reminder when Burn Ban is in effect NO fires are allowed.
- Multiple fires were observed throughout New Mexico and Arizona causing visible smoke within the community.

Old Business:

- Ms. Ramm is preparing a list of expert services and will be posted to the web site.
- Ms. Ramm thanked the Landowners for all their input to creating the service list.

New Business:

- Each board member will be assigned a committee and have at least 2-3 members under their direction.
- The board is asking for volunteers from the Landowners for the committees. This will also help prepare them for a board position in the future should they want to continue supporting their community.
- Emphasis on the By-Laws and Policy & Procedures committees.

Comments and Questions:

- Asked if any comments or questions reported to ZOOM – NONE.
- Gaya had sent an email to the previous board asking about committee information and she never received a reply for over eight months without a response.
- Gaya mentioned that the Elections Committee should adhere to the By-Laws and continue to be active throughout the year instead of waiting until the annual election of officers.
- Question was asked about the Lot numbers: If an address is assigned should Lot numbers still be installed. – YES, the Fire Department uses Lot Numbers to identify all property throughout the community.
- Question/Statement: Cibola County residents are responsible for their own lot numbers; McKinley will provide to all county homeowners.
- Question – Roxanna Hollabaugh asked if Landowners have the availability to reach out to all committees or their chairperson or any board member. Answer – the new web site will have all the information available for both.
- Question: Could Treasa provide an update to the Volunteer Committee activities. Ms. Springer did provide an update and the info will be posted on the web site as well as Facebook.
- Question: What is being done about the Bath House water pressure and hot water. Answer: Mr. Parry has performed work/adjustments to both the men's and women's bathrooms so should be ok now.
- Ms. Armijo blessed "Saint Frank" for all his efforts on the new web site and camera work.

With no further questions or comments Ms. Armijo asked for an adjournment and was granted at 10:58 am. Next Board meeting will be on July 21st commencing at 1:00 pm due to board members commitments.