

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
FEBRUARY 29, 2020

Call to Order: 10:00 am

Introduction/Announcements: Board : Steve Wills, Steve Stevens, Don Oulette Shirl Henderson, Sharon Axtell, Linda Pederson via phone. Charley Haverstick absent.

Landowners: Barb Stevens, Nancy Wills, Jim & Carrie Zwerg, Pat Burnam, Herb Gray, Julie Farrell, Joe Martinez Killarney Martinez, Harry Daniels, Mary Jo Wallen, Ron Schali, Cheri Sanders

Approval of Minutes from October 20, 2019: Steve Stevens made a motion to approve, Don Oulette seconded, approved.

Treasurer's Report (Steve S.)

TREASURER'S NOTES		
WELLS FARGO	DEPOSIT	143,778.19
WELLS FARGO	OPERATING	25,240.64
WELLS FARGO	REWARD FUND	1,524.79
RANCH HOUSE		100,000.00
ROAD EMERGENCY		44,085.58
		314,629.20
ASSESSMENT FEES		
Prior Years		1,405.78
Last Year		2,743.93
This Year Outstanding		18,130.66
		22,280.37
SIGNIFICANT ACCOUNTS FOR OCTOBER		
6190.01	GRAVEL	45,134.11
6190	ROAD MAINT/REPAIR	21,362.39 (Adjustment)
		66,496.50

Liens and Foreclosures Report (Linda):
2.29.20

TRLA Currently Owns 2 lots: 01022M Cottonwood Drive and 082504M Lobo Dr. UNDER CONTRACT

Lots Currently with Lawyer: 1 FORECLOSURE Paid in full and lien released on 12.19.19.
1 in FORECLOSURE PROCESS. To be paid by 3.2.20

Lots Currently Liened Not with Lawyer: 7

Liens recorded since 10.16.19: 4

Liens released since 10.16.19: 2

Potential liens to be filed end of March: 3

Roads Report (Don):

February This winter's weather has been very hard on our roads, rain followed by wet snow and very little freezing of the roads has made it difficult to plow without causing a lot of damage to the roads. The wet and muddy roads cause the plow truck to put ruts in the road as well as removal of gravel from road.

It seems evident that there will be a need for a substantial amount of gravel for side roads this year. The culvert work we did last year has held up well and we will not need as much attention to this type of maintenance this year. It will primarily be gravel and grader work.

11/06 Dragged main road and BIA
 11/27 Plow on grader and chains And plow on truck
 11/28 Grader and tractor on BIA and part of main road
 11/30 plowed roads
 12/28 Snow plowed with tractor and grader for 6 hours
 12/29 Snow plowed for 4 hours
 01/15 Jack went and got Gas for truck
 01/17 Plowed Timberlake, side roads too wet
 01/21 dragged Aspen loop and s curve
 01/23 attempted to drag roads but difficult due to wet roads
 01/27 dragged side roads
 02/04 dragged side roads
 02/06 cleaned burn pile area
 02/07 pushed up burn pile
 02/11 spot plowing
 02/12 plowed with grader and tractor for 3 hours
 02/17 dragged BIA and Timberlake
 02/25 dragged BIA and Timberlake

We lost one of the grader chains and the truck chains are in need of replacement.

Architectural/Maintenance Report (Steve W.) : Steve has approved one shed. CC&R violation has been agreed to with an action plan, but will wait until Spring and then will close.

Commons Report (Charley/Steve W.)

1. Bath House/shower floor in Men's room – I have epoxy coating to repair the peeling area (and perhaps coat women's shower walls) before opening the building/when warmer in March.
2. I have purchased a replacement faucet set for the men's sink, as cold water does not shut off unless the faucet is placed in the "sweet spot", and that faucet set will be replaced in March.
3. Rock Room – I was advised that the ceiling lights were not functioning, I replace light bulbs and that did not help, I purchased a new light switch and that did not help, so replacement light fixtures will be purchased and installed in March.

Communications Report (Shirl): Financials have been posted, added December burning of brush piles and photos and thank you to Fire Department. Due to a safety factor, the Fire Dept has asked landowners not to cut through their lot to Wolf Road. Fire Mitigation information has been added. The Burn permit can be found on the front page of the web site. Congrats to Ramah Post Office for being #1 in their district. Linda asked Shirl to fix the Annual Meeting date on the web site. It is May 23, 2020 at 10 AM.

Old Business:

1. Neighborhood Watch organization update: MJ reported that there hasn't been any reports except for the CCT74 vandalism. There was also a non-valid complaint. Flyers have been put up and passed around. The police came out for the report and MJ is waiting for a response from a guy from El Morro who can show how to repair the damage, and if he doesn't show, then she has been given a name of someone in Santa Fe. The damage is inside the cliff dwellings on the ranch. Pat Burnam reported that her son-in-law's well was damaged, the cap was taken off and put on the ground. There was nothing taken.
2. Ranch House porch remodel.
Prairie dog problem – I have talked with some exterminators about this problem and have some suggestion/directions. This situation will be undertaken again in March/early spring.

Ranch House porch/roof replacement – plans have been reviewed and priced by two bidders and I have asked the low bidder, Mr. Hurst to join the Board at the March 21st meeting to discuss this matter.

3. Forest Management Sub-Committee Status: MJ handed out with the Revised Mission Statement and a new name for the committee, Forest Restoration & Wildlife Mitigation Sub-Committee. Board had no objections to the new name and Mission Statement. MJ emailed the Action plan, a timeline of what they have been doing. Ron Schali then presented Timberlake Subdivision Forestry Management Plan Recommendations by Mr. Marks (?). This and other mitigation information is posted on the web site. Ron also submitted a 5 year budget of \$40,000 each year. Ron shared that fire mitigation should be as big of a need as the roads. The BIA road is the only way out and has been brought to the attention of the State, BIA and county that this is a problem. There is a survey
4. New Signage for Cattle Guard Entrance.- New signs were presented to landowners and Charley and Don will put them up.
5. Video security system for RH grounds (usage of well, burn pile, and bathhouse): Don shared that he has the equipment and will try to get it in place by next week. Cameras will be placed for burn pile, well, bath house and ranch house.

New Business:

1. Reward notice for Cliffside Commons CCT 74 vandalism: Linda made a motion to set \$300 as a reward for the conviction of whomever did the damage, Sharon seconded, unanimously approved.
2. Equestrian easement on Black Bear to be used for ATV/UTVs? This easement is not dedicated as an equestrian trail due to the rocks. The trail has been rounded off at the top and ATV riders have been going over a landowner's property. The Board perspective is that we're not changing anything, ride at your own risk.
3. Nominating Committee for Annual Meeting: Sharon is the committee. Linda shared that she is not going to re-up but she will work behind the scenes. One open Board position. Bio and photo must be in to Sharon by April 15th. The posting for a Board Member is on the web site and in the newsletter.
4. 2020/2021 Budget : Steve announced that at the March meeting, the Board will work on the Budget to be presented at the April meeting. The Board is not looking to increase dues.
5. March Newsletter: Shirl asked that reports be sent to her ASAP.

Landowner Input:

Julie shared that the Fire Department is working on a solution to keep people from coming through the parking lot. They are going to be doing training and it's a safety issue for members. It was suggested that this request be put on both the web site and the FaceBook page. A siren on top of the fire department that reaches 3 miles is being looked at. Ron Schali said that he would get Julie some prices and who to contact. There is a concern about landowners in the Box S and being able to respond to emergencies. The cell phones do not work in Box S. Steve suggested that Julie talk to McKinley County and bring this back next meeting.

Sheri shared that Search and Rescue had contacted the Fire Department to do a scenario of evacuation using Cindy's runway. There will be a lot of scenarios both during the day and into the night. This will be a multi-agency evacuation, this is just a heads up. More information to follow and will be posted on FaceBook.

Question was asked as to when the lake road would be cleared as the fire department would need to drive down to pump water if needed. Don agreed and said that he would make this a priority. Billy may take his brush hog down to clean up the boat ramp.

The Emergency Landing Z. one will be marked this year and there will be a sign up as you come into the Ranch. New landowners on Buttonwood will be notified as to the location of the landing zone.

Julie said that the form packet presented can be handed out at the Annual Meeting and she liked the idea of putting them in a red envelope for the Fire Department to locate.

Steve S made a motion to adjourn Don seconded, approved. 11:50 AM