

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
MARCH 5, 2022

Pledge Of Allegiance

Call To Order

Request Additions or Deletions to Agenda

Introductions: Board members present: Mary Ann Armijo, Judi Murphy, Steve Stevens, Julie Farrell, Sharon Axtell. Don Ouellette and Charley Haverstick absent.

Landowners present: Robert & Shelley Rockwell, Jason Purcell, Barbara Stevens, Steve & Nancy Wills, Harry & Ida Daniels, Rick & Pam Antosh, John & Lisa Martinez, Ron Schalli, Trish Anderson, Frank Belssel, Rose Mary Carlson, Andy Ramm, Duke Armijo, Ken & Pam Adams, Cecil Lane.

Approval of Minutes from October 16th 2021 – Steve made a motion to approve the minutes, Judi seconded, approved.

Treasurers Report Steve S.

Assessment fees current month	\$ 17,712.96
Assessment fees YTD	\$149,206.85
Assessment fees outstanding	\$ 22,242.62

We received \$9,100 from fire mitigation

Judi made a motion to approve, Julie seconded approved

Committee Reports:

1.Commons Report Charley -Steve Willis - **Commons Report – February/March 2022**

I am currently on vacation and out of State, however we were planning on being back before the Board meeting on March 19. I understand we skipped the February meeting and will be meeting Saturday. I offer the following information for this meeting which has been taken under the Commons review for the last several months:

- I have worked with Mike Begay regarding removal of the rock covered porch and getting new concrete slab & ramp at the Ranch House entry. Also the alcove area between the rear of the Rock Room and the Equipment Storage Building floor slab has been poured with new concrete.
- A wheel at the gate to the burn pile has been bought and installed, as it was brought to my attention that the gate should remain closed, however it was dragging and very difficult to move. I have also purchased and installed sign saying “please keep gate closed at all times”. It is currently not locked and use of the burn pile continues is now again available now that the Fire Department has set fire to the burn piles.
- The Bath House propane tank has been refilled, the water system has been shut down and drained, so the bath house will be closed until the first of April. The furnace is set to run only at 40 degrees and antifreeze has been installed at all drains and water closet tanks.
- The 10 acres of the Commons area previously approved by the Board for timber health and fire control had been completed. This was taken care of through the efforts of Ron Schaili of our Fire Committee and the Hop Canyon Fire Group. It is a continuing concern and is something that will be considered for future budgeting.

- Bids has been optioned from 2 possible contractors to renovate the Bath House plumbing system and Dallago Corporation has been hired based upon approval of the majority of the Board . A contract was provided outlining the scope of work, the fact that the system is to be operational before April first and the amount to be paid. I have ask Mr. Steve Wills to oversee the work in my absence, and I understand the work has not started as of March 1st. I am concerned that the work may not be completed by April 1st when campers arrive.

2.Communications Report Julie: Posted: meeting change twice agenda twice, schedule, and volunteer dates for 2022 .

3.Fire Department Report Julie: The Fire Department has free COVID 19 tests. The burn pile is open – no stumps and construction material. (Stumps can be put off to the side and perhaps someone will take them). There are 17 volunteer members now. They passed the State – **what??- test?** 5 stations are in a battalion and TLFD was the best battalion. The ISO rating is at 6. Julie is attending the Commission's meeting and the burn ban will be back on in May. She will put the signs up and citations can be written by Andy for McKinley County and C. Millteton for Cibola. Harry asked how much snow do we have to get not to have the burn ban? Julie shared that we have been in a 10 year drought and we are behind in snowfall now. There will be no summer campfires. Right now, no slash burning, but you can have a campfire in a contained area.

4.Liens and Foreclosures Report Judi: There are no new liens and foreclosures at this time.

5.Roads Report Judi: Busy winter. Call list – call Steve W. Work completed:

- a. Gravel added to Fox and Sagebrush
- b. TL Road graded on 11/3, 11/14, * 12/9
- c. BIA dragged on 10/11, 11/3, 11/14, 12/9
- d. Burn piles push on 11/2, 12/3, 2/4
- e. Installed chains and plows for snow removal
- f. Snow plowed 12/15, 12/16, 12/30, 1/2, 1/5 – reminder that generally snow plowing begins after receipt of the 6 inches or more of snow.
- g. Moved equipment back into Equipment Building 12/3

Equipment purchased for Road Improvements

- a. Jack was purchased to repair damaged culverts
- b. Chains for grader replaced
- c. Lights for snowplow truck

Field of Streams (Cloh-Chin-Toh) – Next steps are to obtain detailed map that clearly identifies TRLA Commons land in that area and contact Cibola Engineer to identify natural drainage and potential solution for flooding.. UPDATE: Contacted Cibola Engineers office, awaiting call back. **This work will resume in 2022.**

6. Architecture / Maintenance Report MaryAnn:

There were zero requests or approvals during the winter months.

Old Business:

Process for keys to Landowners: Landowners did not get their keys. There are forms on the website to request keys. These forms should then be sent to TRLA and Steve W. issues the keys.

Mailbox Cluster –Ordered: Nancy W stated that they are at the post office. Due to the loss of an employee, communications were lost but they are working on it. MA requested the phone number to call and Nancy W suggested he best thing is to go to the post office and talk to them personally.

S – Curve: The S curve belongs to Cibola county and if they do not put rock on it, it is what it is. Slow down and drive safe. It is not TRLA's responsibility to put rock or cinders on it. Julie shared that if you go off into a ditch on the S curve, the Fire Department is not responsible to pull you out.

Pam Adams asked who the lake belongs too? TRLA does not own water rights, the farmer's coalition in Ramah has the right to drain the lake 3 times a year.

It was suggested to put this info on a single page to be included in the Annual Meeting packet and perhaps the Welcome packet should have it.

We don't have the right emails for some of our landowners. Discussion as to how to update them. Andy Ramm asked what happened with the street sign request? Mary Ann share that she had heard from the county and they will do Timberlake Road only as it is owned by the County.

New Business:

Cutting of Trees in the Commons :

Clarification is needed for cutting trees in the Commons, trespassing, good trees, dead and down, and those cut by the electric company. After a discussion, it was agreed that there needs to be a clear policy on Commons and tree cutting, driving motorized vehicles in the commons and pre-cut wood that is available to landowners.

Andy Ramm stated that he has cut wood in the Commons, but only dead trees. Asked how he moves the trees, he responded

that he pulls it out with his ATV. Mary Ann stated that the Board would come up with a policy about cutting wood in the Commons.

Process an Election of new board members(Sharon): A notification that Board members are needed is put on the website, and in the Ranch's kiosks. The notification tells how to apply to run. Applicants' Bios and photos are due to me by April 15th and I put the information together to be put in the voter packet. This packet includes the Bios/photo, ballot, a Voting Proxy and a Quorum Proxy if landowner not present, and the agenda for the meeting. All ballots will be counted during the lunch break of the meeting, with results announced before the end of the meeting.

Fire Mitigation:

Timberlake Subdivision Forestry Management Plan Recommendations

Developing a Management Plan - The Timberlake Ranch Subdivision should consider a multi-year plan with the objectives of lessening fire risks by considering the implementation of the following resource management recommendations:

1. **Management Recommendation, Partnerships** – The Timberlake Ranch Subdivision should consider entering into a partnership with NM State Forestry and the USDA Forest Service to propose a project to improve wildlife habitat and forest health within the acres of ponderosa pine, mountain meadow, and pinyon-juniper forest communities through thinning and prescribe burning on National Forest Lands common to the Timberlake Ranch Subdivision property boundary. Negotiate with the Cibola National Forest to have this project added to their Schedule of Proposed Actions which contains a list of proposed actions that will begin or are currently undergoing environmental analysis and documentation.
2. **Management Recommendation, Reduce Fire and Safety Risks**
 - a. Ramah Lake serves as a fire break along with the short grasses and other vegetation found around the reservoir and old Ranch House area. Consider a small offset disk plow, mastication or prescribed burning treatments to keep larger vegetation (big sage and rubber rabbit brush) under control. There are several properties along the Timberlake South reservoir front that appear to have disked they're properties into manageable (less risk of fire) grasslands.
 - b. I'm concerned about the heavy ground fuels found in Togeye Canyon where Timberlake road is located from Highway 53 to the front gate of Timberlake Ranch. This road is the only way in or out of the Ranch and the heavy fuel loads (large decadent vegetation)

along the road pose a safety risk to Ranch property owners (as well as emergency personnel) trying to escape should a fire break out in the canyon. The road right of way is located through several property ownerships including BIA, Private and BLM. Depending on the weather and condition of the road surface, Cibola County blades this road twice a year. Consider Identifying property owners and petition to seek vegetation management options to masticate plow or burn portions of the large decadent vegetation found between the road and the cliffs to the north of Timberlake road to create a safety zone for vehicle traffic in the event of a fire emergency. An alternative to this is to consider plowing (offset disk or grader) road side bare soil strips once a year to provide safe passage for vehicles should a fire occur in the canyon if the right of way easement width allows access.

3. Management Recommendation - Access roads that are incised can cause water to channel directly down the road resulting in gullying and washouts. As practicable, ensure the road has: 1) drainage lead outs, 2) rolling dips on sustained grades, 3) out-sloping and 4) water bars installed as outlined in the New Mexico Forest Practices Guidelines commonly referred to as Best Management Practices (BMP). More information about BMPs can be found at:

<http://www.emnrd.state.nm.us/SFD/ForestMgt/ForestMgt.html>

4. Management Recommendation – include dwarf mistletoe identification and removal for all species in all future thinning prescriptions.

5. Management Recommendations: Modify as appropriate; thinning Rx's to reflect on-going effects of drought. Treat (buck and stack, chipping or mastication) all dead and down trees to manage large woody debris ground fuel loads in future contracts.

6. Management Recommendations: On slopes of 15% or greater, leave larger long-logs in cross slope configuration to create soil check dams. Require chips to be fully dispersed (less thick over larger areas) in areas that lack ground cover. Consider moving and dispersing chips in more lightly stocked areas that have higher than normal erosion potential. On steeper slopes that have erosion potential, consider treating slash with a lop and scatter of no more than 24" height from ground level were appropriate.

7. Management Recommendation: Consider leaving lop and scatter slash in some of the common areas steeper slopes if thinned. Consider pile burning on properties to return nutrients back to the soil but to also spur native grasses and forbs to become established.

8. Management Recommendation:

- The Subdivision should consider prescribed fire in the common areas and around Ramah Lake as weather conditions and comfort levels allow.
- Snags play a role in providing roosting trees, bird cavity nesting, and woodpecker habitat. My reconnaissance showed a majority of dead trees that I came across were being cut for firewood. I understand not wanting a dead tree (snag) near a house but I would encourage owners to leave large dead trees that are located away from any structures or roads.

9. Management Recommendation: The Subdivision should consider looking for locations to build wildlife drinkers and tanks.

10. Management Recommendation - Reduce forest densities in key areas which in turn reduce the risk of crown and total stand replacement fires. Forest thinning to more productive stocking levels is a viable alternative to keep the forest within its natural range of variability. The phrase "natural range of variability" is the current buzz phrase noting that forest ecosystems are never stagnant and have only one true state of existence. The overall forested landscape in a natural condition should have all age and size classes of trees; a mixture of cover and forage areas; areas to gather water and areas that provide shelter. Both stands of trees

and wide open meadows provide some measure of this diversity. When planning specific areas to be thinned, consider the surrounding conditions both on the property as well as neighboring property. **Not every acre needs to provide all things to reach all goals.** This is a common mistake made with the practice of forestry. The more general the planning or fewer number of objectives, the better the results.

11. Management Recommendation - Where practicable, treat scattered dead and down trees to reduce the build-up of excessive ground fuel loads caused by the die-off of ponderosa pine by previous infestations of bark beetles and successive years of drought effects. There are several small patches of dead, dying and down timber in the east side of Timberlake N and on south aspects of other areas caused by the recent and on-going draught. I recommend buck and pile, pile burning or chipping.

12. Management Recommendation - Consider a fuel break or restoration thin along the western cliffs in the 80 acre common area. The thin should extend to the northern property boundary and to the reservoir on the south boundary. Thinning should occur on slopes up to 35%. Consider pile burning or lop and scatter strategies to encourage nutrient recycling or to enhance grass and forbs that maybe lacking on some aspects.

13. Management Recommendation - Consider permitting individual land owners to build and burn piles of slash under the supervision of the Fire Official. By following the guidelines in Appendix H, and approving burn days, slash can be successfully burned in shorter duration release events. If the Subdivision wants to consider prescribed fire in the common areas as previously suggested, contact New Mexico State Forestry for more information.

WILDFIRE MITIGATION SUB-COMMITTEE REPORT March 5 2022

1. TRLA successfully completed thinning of 10 acres of commons adjacent to Yucca Dr. and was reimbursed for approximately 70% of the cost. Hop Canyon did the work over a 2 week period in early November which included chipping of the slash. A number of landowners were able to pick up firewood after the contractor had completed the work.
2. The state forestry is offering to let us again use the FHI grant for 20 acres of commons this year, continuing on from the section of the commons behind the lots on cottonwood loop and Aspen loop which will cost about \$1500 per acre. This will be to create a heavy thinning of an approximately 100 foot wide strip between landowner properties and the Cibola National forest. The area of the commons beyond the 100 feet would be a medium thinning with the slash being chipped instead of being hauled to the burn pile. There are some steep areas in this section that would be treated with a lop and scatter method as per the state's guidelines. The grant continues to reimburse 70% of the cost. TRLA would be required to pay the contractor the full cost and then once the state forester approves the completed work as meeting the prescription TRLA would be reimbursed for 70% of the cost. The estimate would be about \$30000 for 100% of the cost with a reimbursement of \$21000, which gives TRLA a final cost of about \$9000. **The work would take place in the fall so this money would need to be available in next year's budget.** We should have the final approval from the state by May and could then proceed with soliciting bids from qualified contractors, arranging access to the area to be treated and deciding how firewood would be removed by landowners or?
3. 1 TRLA lot owner has completed thinning of their lot using the states FHI program. Two more landowners should get approved to participate in the grant program this year. The FHI grant money is limited so the state is only able to offer this to a small number of landowners in TRLA each year.
4. We met with Todd Hays and Clay Benton from the state forestry on March 2nd 2022 and were informed that it may be possible work with the McKinley County Soil and Water Conservation District to have them apply and oversee grants for more landowners to do fire mitigation on their properties. The committee plans to investigate this further to see if it might provide a

similar mitigation plan to the one from several years ago that was a 90/10 split with the landowner paying 10% of the cost to the contractor.

5. The wildfire committee supports the intention of the common lands for a healthy wild forest for hikers and horse riders of Timberlake. We recommend using the New Mexico state forest management plan written specifically for Timberlake subdivision, and using only authorized and insured tree cutters who can administer the plan that TRLA purchased, to cut and remove trees under the supervision of state foresters. The plan was written to preserve the health and safety of the forest including animal habitat. We do not recommend unauthorized vehicles as they are damaging to the woods. We hope the board can create and publish a policy to protect the health and beauty of the common land, for all of Timberlake. The wildfire committee supports the intention of the common lands for a healthy wild forest for hikers and horsemen of Timberlake. We recommend using the New Mexico state management plan written for Timberlake forests, and using only authorized tree cutters who can administer the plan that TRLA purchased, to cut live, dead, and parts trees. The plan was written to preserve the health and safety of the forest including animal habitat. We do not recommend unauthorized vehicles as they are damaging to the woods. We hope the board can create, and clearly, and widely publish a policy to protect the health and beauty of the common land, for all of Timberlake.
6. In our conversation with the state forester, Todd mentioned that there is 100% funding for wildfire fighting training if we have at least 10 volunteer fire fighters sign up for training. Is this something our volunteers might be interested in?
7. We have a number of beetle killed Ponderosa's in the commons that are next to power lines- would the board like us to contact Continental Divide to see if they will remove these?
8. The committee may also need a small amount of money to a mailing to landowners if we are able to get more grant money for lot wildfire mitigation. This would be targeted to landowners that have high density forests on their lots.

Comments and Questions From landowners :

Ida asked if vehicles could drive under the power lines. Only Continental Divide Electric can drive on those roads.

Discussion on Zoom meeting. There are volunteers that will bring in their laptop and teach how to use Zoom. A test run needs to be done in the Rock room to insure that the internet reaches that far. Julie made a motion to continue this talk in the Executive Session, Sharon seconded, approved.

Steve Wills said that the test run needs to be done. Cost? Robyn has agreed to use her account. First 40 minutes are free and there is a limit of 100 users.

Andy Ramm shared that he heard gun shots east of him and wondered when 911 should be called? Mary Ann called the

undersheriff and he will be at the next meeting to go over rules for gun shots.

Rose Mary Carlson asked where the signs can be found for equestrian easement? Could the signs be updated? Ron Schalli shared that the coordinates for the easements are found on the website. It was suggested that Rose Mary get with Shirl Henderson.

Steve made a motion to adjourn, Julie seconded, approved.

Adjourn