

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES
TCC RANCH HOUSE – 10 A.M.
July 17,2021

Call to Order: 10:07 AM

Introduction/Announcements: Board present: Don Ouelette, Mary Ann Armijo, Charley Haverstick, Judi Murphy, Julie Farrell, Sharon Axtell. ABS - Steve Stevens.

Landowners present: Pam Mansberger, Michele Leoni, Don & Joleen Parry, Linda Pedersen, Danny Montoya, Joe & Killarney Martinez, Duke Armijo, Nancy & Steve Wills, Shirl Henderson, Dana & Leo Barnes, Rick Farrell, Richard Valdez, John Hardison, Pam & Rick Antosh

Mary Ann asked Don O. to delete FB from agenda and the bath house needs moved to Old Business

Land owners, please hold all questions until landowner input

Approval of Minutes from June 19: Judi made a motion to approve minutes if amended, Sharon responded they were, Charley seconded, approved.

Treasurer's Report (Steve S.)

Treasurer's Report JULY 2021		
Wells Fargo – Deposit		95,296.64
Wells Fargo – Operating		53,296.56
Wells Fargo –Reward Fund		1,525.05
Wells Fargo – Savings Account		
Ranch House		20,000.00
Road Emergency		44,913.23
		215,277.48
Dues		
Prior Years		286.38
Last Year		2,948.86
		3,235.24
Expenses		
6140 Office Supplies, Stamped Envelopes		1,318.85
6311.02 Dyed Diesel		1,171.19
YEAR END		
Income		175,784.80
Less expenses		-157,294.73
	Total	18,490.07

Liens and Foreclosures Report (Judi): Judi reported that there are no updates – status quo at this time.

Roads Report (Don): Jack picked up and installed the new bar for the tractor drag. Purchased dyed diesel fuel and will need to find a new supplier as the current location is being closed due to sale. All equipment was taken in for service. So

far in July, 7/2 - the BIA and Timberlake have been graded and drug; 7/3 - burn pile was pushed up; Timberlake and BIA were drug again on the 15th. Approximately 120 loads of gravel are scheduled to be applied to the following roads, starting Monday; Woodland, Monte Vista (a new culvert was also installed on Monte Vista), Shore Cliff, Cliff Rose, Sunflower – from Buttonwood to Woodland. This will leave about 50 loads in the budget for other roads, one being to finish Elk, Pinetree and Sagebrush.

Architectural/Maintenance Report (Mary Ann): Mary Ann reported that Steve stamped a modular home that came in. Steve asked Mary Ann about hip camp and she replied that there is no violation at this time and she is not pursuing it. Julie shared that she looks at it daily and no one is there.

Commons Report (Charley): Charley shared that vinyl flooring for the porch has been delivered and is being installed with the help of Rick Antosh. He has talked to Mike Begay about doing the cement work in the equipment building. Charley is going to have him give a bid on doing all of the work at one time, which will save us money. There have been complaints of water temp at the bath house. Back in September of 2020, the board entered into an agreement with Jason Jones to replace the current hot water heater and re-plumb the bath house. The work was to be done in November after the bath house was closed. Present situation is that Jack has picked up the equipment and supplies, but Jason has said that he will need additional parts when he installs the system. Charley reminded him of the timeline agreed upon in 2020 and now he will have to wait until November when bath house closes. Judi suggested putting out another bid for the installation, discussion followed. Mary Ann made a motion to have Jason refund the remainder of the funds advanced to him minus the cost and parts and he has 15 days to finish the job, and the bath house cannot be shut down for any more than 3-4 days, Julie seconded, approved. Charley will email Jason and copy the Board.

Communications Report (Julie): Website new postings: New Board list, April and May approved minutes, Mary Ray's request for dues to be sent to Corrales, July meeting agenda and financial reports.

Website postings removed: In the Ditch success, August 17th – Mystic Fly In, Jul 23 & 24 – personal yard sales. Prices for banners came from Domestic Sign & Design: 4x8 "Burn Ban" was \$174, 2 "Meeting Notice" sign 3x4 was \$86, (volunteer is needed to put up and take down). These are vinyl signs with grommets for hanging. Mary Ann made a motion to purchase the signs, Judi seconded, approved. Julie said company needs ½ down, Steve W will issue check.

Fire department report (Julie): We are still in the Burn Ban. Julie shared that we made it through the 4th of July with no serious incidents. She patrolled for 6 days 7-10 pm. The Fire Department personnel made their presence known. She asked if the burn pile could be checked. Seems as if it is getting too close to the buildings. She requested that the burn pile be closed off and a second one started.

Old Business:

1. Cycle mower update – Don O is still assembling.
2. Credit card payment for dues – There has been no response from the bank. Mary Ray is looking into a different method that will save us money.
3. CCV camera addition – Don said that there will be two cameras added.
4. Equipment building foundation improvement - covered under Commons
5. Cibola county Timberlake Rd maintenance – McKinley just came out and worked their roads, they seem to be coming out more often.
6. Assignment of responsibility for HOA realtor forms – Judi will be responsible for receiving these forms and distributing as needed.
7. Restricted water usage – Don shared that we are using 146 gallons /day.

New Business :

1. Motion to table Face Book discussion
2. Person to replace Shirl on Wildfire mitigation Sub-Committee - Ron Schali has requested a Board member to replace Shirl. Mary Ann volunteered to be on the committee.

3. Formation of Roads Committee: Mary Ann stated that according to your by-laws, Don cannot hold two positions on the Board, President and Director of Roads. Steve W shared that Roads is a chairperson position, not a director. Mary Ann read that there are 7 board members elected by the landowners according to the Policy & Procedures and By-Laws and Don would have two votes, one for President and one for Director. Nancy asked where this was found in the By-laws and Judi held up her open Policy/Procedure Manual to show what Mary Ann was talking about. (Nancy's question was not answered.) Linda Pedersen shared that the President and a chairperson can be the same person with one vote. Linda also stated that there seems to be confusion between officers, directors, and chairpersons. Don Parry stated that if we are rigid on Robert's Rules of Order, there will be infighting and we're here to enjoy this property.

Mary Ann stated she was asking for transparency and to do the right thing.

Danny Montoya shared what the old board went through to get the CC&R's done correctly.

Mary Ann said that this is not personal, she wants to make sure that we are doing what we are supposed to do in accordance with the By-Laws. He cannot have two votes on the Board. Mary Ann stated that she is not comfortable that she is on a board with one person getting two votes. She is going to take it to the state and do what she has to do.

After a long discussion, Mary Ann made a motion to make Judi Director of Roads and Don O. chairman and him to make his committee. Sharon seconded, approved. Per Judi, Don will continue as Chairman of Roads as he is doing a great job and the side roads are great. Don Parry and Joe Martinez volunteered to be on the committee with Steve W and Jack Mansberger.

Mary Ann volunteered to be the Board representative on the Fire Mitigation Committee.

Landowner input:

1. Realtor use of drones flying over private property: Pam Mansberger said it was probably her property as it's for sale, Mary Ann said that the county may have an ordinance on drones. Don Perry shared that there is new technology and with no policy, maybe the Board could work on a new policy.
2. Bear incident (Julie to elaborate): Someone fired a gun to scare the bear away. Landowner walked out the back door and bear was within 5 ft so a handgun was discharged. Rumors are that it was an AR57, it was not, only a handgun and the person using it was very responsible and military trained.

Mr. Smith from Game and Fish would like a request for action on the Bears from the Board, he will have to be euthanized. Julie will call and give permission. Julie shared that the bear over on the Woodland.

Linda Pedersen asked the Board to go back and decide how many officers you want on the Board. Also, before you go to the Commission, take the question to the lawyer and put your questions to him. Don't take, to the Commission, that there is something bad going on here on the By-Laws, Mary Ann. Mary Ann said that there is a lot of confusion, maybe need a committee to see if wording needs to be redone. Nancy Wills agreed that a By-Law committee may need to be formed, but go to the lawyer first.

Steve asked Julie if chainsaw use was allowed with the burn ban? Yes, if saw has a spark arrestor and usage should be before 10 AM and after 2 PM.

Julie made a motion to adjourn, Sharon seconded. Approved.