

TRLA BOARD OF DIRECTORS GEN MEETING MINUTES
(ATTENDANCE NOT RESTRICTED)
(MEETING LOCATION ALTERED DUE TO RANCH HOUSE CONSTRUCTION)
19 WEST ELK DRIVE – 10 A.M.
JULY 18, 2020

Call to Order : 10 AM

Introduction/Announcements: Board present: Steve Wills, Steve Stevens, Mary Ann Armijo Don Ouellette, Charley Haverstick, Shirl Henderson, and Sharon Axtell

Landowners present: Nancy Wills, Pam & Rick Antosh, Killarney & Joe Martinez, Judy Murphy, Linda Pederson, Duke Armijo, Jeff Waddell, Don & Joleen Parry, Wde & Melinda Aubuchon Mary Jo Wallen, Pam & Ken Adams

Approval of Minutes from June 20, 2020: Mary Ann made a motion to approve the minutes, Don seconded, approved

Treasurer's Report (Steve S.)

Fiscal Year 2019-2020 30-Jun-20	YTD	BUDGET 2019-2020	Difference
TOTAL INCOME	174,936.03	170,890.00	\$4,046.03
OUTFLOWS/EXPENSES			
Board	6,775.73	6,736.00	\$39.73
Communications	1,228.77	1,225.00	\$3.77
Financial	17,514.53	20,100.00	(\$2,585.47)
Legal	3,558.65	11,000.00	(\$7,441.35)
Insurance	13,839.00	14,000.00	(\$161.00)
Wages & Taxes	5,536.74	9,530.00	(\$3,993.26)
Buildings & Commons	40,596.05	44,350.00	(\$3,753.95)
Equipment Maint. & Repairs	3,906.11	5,700.00	(\$1,793.89)
Fuel, Oil, Grease	1,446.60	3,700.00	(\$2,253.40)
Roads	80,880.43	80,000.00	\$880.43
Utilities	3,068.92	2,700.00	\$368.92
Leasehold Improvement	40,215.08	39,200.00	
TOTAL OUTFLOWS	218,566.61	238,241.00	(\$20,689.47)

BANK BALANCE: 06/30/2020	
Deposit	116,261.49
Checking	35,572.42
Rewards	1,524.89
Contingency Funds:	
Ranch House Restoration	60,800.00
Emergency Reserve	44,030.40
Total Balance	258,189.20

Treasurer notes:		
Significant Expenses:		
Buildings & Commons: \$37,876.80*		
* includes -Forest Fire Mitigation \$35,039.92		
Financials : \$17,514.53*		
*includes accounting fees/ write off bad debts / property taxes		
Insurance : \$13,839.90 *		
*includes - Ranch/Auto Liability & Board & Officers Liability		
Roads: \$80,775.43*		
* includes - Gravel/Road Maintenance		
Leasehold Improvement: \$40,215.08*		
* Ranch House porch		
Collections Due:		
Association Dues owed YTD		\$6,476.66
Association Dues owed prior years		\$1,699.50
Total Dues Owed		\$8,176.16
FOR ITEMIZED DETAIL PLEASE REFER TO<TRNEWS@INFO.COM>		

Liens and Foreclosures Report (Mary Ann):

Liens and Foreclosures Report 7.18.20

TRLA Currently Owns 1 lot: 01022M Cottonwood Drive

Lots Currently with Lawyer: 0

Lots Currently Liened Not with Lawyer: 6

Liens recorded since 6.20.20: 0

Liens released since 46.20.20: 0
Liens to be filed end of July: 0

Roads Report (Don): Finished trimming overhanging branches on Elk, DR, Culebra and Lobo and took about ten dump truck loads to the burn pile. Took the tractor in to weld skid plates on the drag, picked up the tractor and then drug the BIA and Timberlake, also graded BIA and Timberlake RD.. Louie has been prepping the roads for gravel and also did bar ditches on Black Bear, Cottonwood Loop, Aspen Loop, Hilltop, and Buttonwood. Don was informed that gravel would start to be delivered on 7/22. Discussion on using recycled asphalt on the side roads. Wade shared that it is not for roads but is good for parking lots.

Architectural/Maintenance Report (Steve W.): Steve approved one shed and closed on CC&R, bringing violations down to Zero.

Commons Report (Charley): There is a new light over the bath house entry; the sink in the men's bathroom doesn't have a stopper; Charley has a new faucet but has not installed it yet. Hot water heater seems to be either too hot or too cold as there seems to be a mixing valve problem. There are two gate valves to help regulate the temp of the water heater and Charley will tweak it some. Mary Ann suggested putting in a different set up and Charley and Don discussed how to fix the problem. Mike Begay is pouring concrete in the snake room and on Monday, the seals for the equipment building will be poured. Don Hurst will work on replacing the sidewalks. Don O asked if the court yard will be worked on and Charley replied not now. Don Parry as if the north side of the lake could be trimmed, Don O. said that they would work on that.

Communications Report (Shirl): Posted May financials, Unapproved and Approved May minutes, June Unapproved minutes. June report for fire mitigation added with attachments; posted the latest information from Dr. Faber. Volunteer schedule of events was updated; posted a new Zuni announcement; posted July agenda; added Living and Adapting with fire; added book room closed; and newsletter was posted. Mary Jo will be hosting a webinar on Saturday, July 18.

Old Business:

1. Neighborhood Watch organization update: Mary Jo has nothing to report at this time. She did remind people to put their bird feeders away, as we have a roaming bear. Pam asked who is the contact, and MJ said to let Neighborhood watch know of any concerns, MJ, Nancy Wills, or Linda Pederson.
2. Ranch House porch remodel: Don Hurst (contractor) is very disappointed in the manufacturing locations and the delay of deliveries. The Ranch House will not be done by the first of September. Seems as if the load of roofing was in an accident, so had to be re-made. The windows have been delivered and Don said that he has all that he needs, he's just not as far as he thought he would be. He is taking all the flat stone work and putting up along the building for protection from back splash. He is progressing but behind schedule. Snake room and bath house roofs are done and the Ranch House is being worked on.
3. Forest Management Sub-Committee Status: MJ asked the Board to take the 4% fee for filing the grant be taken out of their \$5000 instead of out of the \$15,000. Mary Ann made a motion to allow the committee to take the 4% out of their \$5000, Sharon seconded, approved. Don Parry asked who paid what on the 70-30? MJ explained the it was 70% land owner. Estimated \$1500 an acre and there are different amounts for different types of thinning. Discussion on chipping arrangement with the contractor you choose. MJ received 33 surveys that were in the brochures.

FOREST RESTORATION & WILDFIRE MITIGATION SUB-COMMITTEE REPORT FOR JULY 2020

1. AIM Pre-application to begin mitigation on the 80 acres of Common Land was approved. The competitive application was submitted on 7/17. Rich Austin, District Fire Chief for McKinley County has agreed to collaborate. Fiscal agent will be the Northwest New Mexico Council of Governments.
2. Clay Benton, Forest Service, came out on 7/14 & 7/15 and surveyed seven properties for FHI grants (Forest Health Initiative). Two more will be done on 7/21. Prescriptions will be prepared and then landowners can decide if they want to pursue mitigation. As of today, we do not know how much funding will be available, but lots must have visible infestation to be considered.
3. Clay Benton also walked the Commons area between Aspen & Yucca and his prescription is attached to this report. (Document name is Commons_Thinning_Clay.docx).
4. Ray Martin completed ladder fuel thinning on Pine Tree and Sagebrush in June. We intend to wait on the rest of the project. From the \$5,000 in the budget we already spent \$963.31 for printing and mailing out the brochures. If the AIM grant is

approved, we will need to pay the fiscal agent a 4% fee (\$1,230 + gross receipts tax if applicable). The balance would be used for ladder fuel thinning on the sideroads.

5. The two-page brochure and survey were sent out to all landowners and to key Forest/Fire personnel in Cibola & McKinley Counties.
 6. Mitigation articles were included in the July TRLA newsletter and Code Red and webinar information has been posted on the Timberlake Ranch FB and TRLA website.
 7. Ron and Mary Jo met with Robert Kuipers, Northwest New Mexico Council of Governments about the AIM grant. He also gave us a Project Feasibility Form to address the BIA road maintenance problems. He works on a lot of infrastructure projects for both counties and was optimistic in being able to provide us some assistance, which we will pursue in the next few weeks.
 8. Chipper Day is still on hold because of COVID-19.
 9. Thinning
 10. Contractors shall selectively thin pinyon pine, Juniper, and ponderosa pine. Tree selection shall be centered on second tier intermediate ladder fuels to prevent crown fire in ponderosa pine. Contractors shall thin all understory trees occurring within drip line of Ponderosa pine. Residual basal area shall achieve an average of 50-70 square feet per acre occasionally extending to clumps of only ponderosa pine, clumps of juniper and pinyon shall not occur.
 - 11.
 12. Slash
 13. Slash may be treated by one of three methods: Lop and scatter, chip, or piled in a central location. Landowner shall have final say on what method of slash disposal is to be used. For the purpose of this prescription slash will be defined as and woody material less than 4" diameter.
 14. Chip: chipping shall be the main method of slash disposal; contractors may choose to chip on greater than 20% slopes with approval from landowner. All chips shall be less than 2" in depth in any given location. All chips shall be pulled back outside the drip line of all 'leave' trees. Chips shall not be spread into or under leave trees.
 15. Haul and pile: selective slash shall be hauled and piled to a central location at Timberlake Subdivision. Contractors shall not be responsible for burning centralized slash.
 16. Lop and Scatter: Contractors may lop and scatter slash on greater 20% slopes with prior approval from landowner. When scattering slash shall be withing 12"-18" occasional extending to 24", slash shall not exceed 24". Slash shall be pulled back outside drip line from all 'leave' trees. Contractors shall not be responsible for broadcast burning slash.
 17. Project manager will predetermine units of slash treatment and work with contractors to implement slash management.
 18. Firewood
 19. For the purpose of this prescription firewood shall be defined as any bole of wood greater than 4" in diameter. Contractors shall stack firewood outside dripline of 'leave' trees, in full sunlight, and in no larger than one cord stacks. Firewood shall be left on project site unless project manager approves another location.
 20. Implementation
 21. Contractors shall target encroaching understory fuels for preventative wildfire measure. All ladder fuel pinyon and juniper shall be removed. Thick stands of ponderosa pine shall be thinned to meet average basal area with occasional clumps. Contractors may choose to thin any species to meet basal area after ladder fuels are reduced. Implementation should consider health and vigor of leave trees. Poor form trees, infested or diseased, and genetic forked trees shall be thinned prior to good form trees to meet basal average. Contractors should attempt to leave a variable size class of all leave species to diversify age class within the stand. Any ponderosa extending over 24" in diameter shall be left unless extenuating circumstances determine otherwise. Project manager shall be notified and have final decision on falling 24"+ diameter trees. Contractors shall strive to leave a majestic tree of any species. Majestic trees shall be defined as: any tree with noticeably greater diameter than that of the same species around it. Contractors shall strive to leave 2-4 snags per acre.
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4. TRLA Phone Line Improvement Committee: Pam Antosh gave the history of how the committee came about. Every time you have anything wrong on your phone, call it in to create a repair ticket. Pam called the supervisor in Zuni with this information and he said that they - Century Link – weren't doing their job. The phone lines out here are over 15 years old. One of Pam's contacts to her to contact the New Mexico Public Commission. The committee was formed and we constructed a letter with repair ticket complaints and sent it to the Commission. The same day the letter went out, Pam received a call from the Zuni office that we are going to receive new lines and also she received an email from the Commission that they were going to accept our case, that it was a good list of complaints, but it was going to take time to investigate each complaint. Harry Daniels found the end of the line in Ramah in a little out of the way building. Pam Adams share that it is in an unmanned building. There is no plans for internet cable but it is the goal to have wonderful phone service. They are working on it, but it will take time and we need to be patient.
 5. Recording Water Usage: Right now the average use of the well is 322 gallons a day. In response to Steve's President's Ponderings, he received 5 responses, none of which wanted to change the well policy but agreed with

a controlled meter system. The goal is to install a metered system on the well. Ken Adams asked if there was a history of maintenance on the well, Linda replied that there was not. Discussion followed on pros and cons on a metered system, cost of a new pump, responsibility of the Board to protect the assets of the Ranch, how to start a contingency fund to replace the pump when needed, and putting a lock on the well with volunteers to be on call to unlock the well when landowners with RVs and those with Board exceptions need water. Bottom line is a meter option will be the better option down the road.

6. McKinley Road Signs: At the last meeting, Mary Ann volunteered to contact the McKinley County Manager to see if getting the green road signs in McKinley County would be possible. She shared that he is looking into a grant to do this.

New Business:

Don Parry – The Ranch House is under construction, so it is too dangerous to hold the Annual Meeting, the Board needs to send out the Annual Report instead of meeting on Labor Day Weekend. Steve W said that the Annual Meeting packet and a question for the well will go out, using the mail/email list that Nancy Ramm uses for the Newsletter.

Landowner Input

1. Verizon tower request: Steve received an email from a new landowner who has a contact at Verizon and she has approached him with a request of a tower on the Ranch. She will keep Steve updated.
2. Question was asked if anyone could pick up the wood that was stacked on the electric lines that are being cleaned up. If the wood is behind our property, the wood belongs to the landowner.

Mary Ann made a motion to adjourn the meeting Steve S. seconded, approved. Meeting adjourned at 11:33 AM