

TRLA BOARD OF DIRECTORS MEETING AGENDA
TCC RANCH HOUSE – 10 A.M.
AUGUST 18, 2019

Call to Order 10:00 am

Introduction/Announcements:

Board Members present- Steve Wills, Steve Stevens, Shirl Henderson, Charley Haverstick, Linda Pedersen, Sharon Axtell, Don Ouelette

Landowners present – David Buck, Bobbie Miller, Nancy Wills, Eileen Domer, MJ Wallen, Ron Schali, Valerie Burt Bob Laurence, John Hardison

Approval of Minutes from July 20, 2019: Linda made a motion to approve, Charley seconded, approved unanimously.

Treasurer's Report (Steve S.)

Treasurer's Notes		
July		
	Prior Year Dues	\$ 6,812.28
	Current Year Dues Owed	\$ 67,739.58
	Total Outstanding Dues	\$ 74,551.86
Wells Fargo	Deposit	\$ 194,708.02
Wells Fargo	Checking	\$ 41,165.20
Wells Fargo	Reward Fund	\$ 1,524.56
Wells Fargo	Contingency Fund	
	Ranch House	\$ 100,000.00
	Road Repair	\$ 44,045.32
	Total	\$ 340,397.78
SIGNIFICANT EXPENSES:		
	6110.01 Legal-Casutt	\$ 1,383.34
	6181.01-Forest Fire Mitigation	\$ 5,835.75
	6190.01 – Gravel	\$ 5,475.11
	6190.02- Road Maintenance & Repairs	\$ 2,172.26
Total Under Budget for year 2018-2019		\$57,168.49
Funds allocated for Fire Abatement		\$25,000.00

Liens and Foreclosures Report (Linda):

Liens and Foreclosures Report 8.18.19

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

Lots Currently with Lawyer: 1 in Foreclosure Process
1 Payment Plan

Lots Currently Liened Not with Lawyer: 5

Liens recorded since 7.20.19: 2

Liens released since 7.20.19: 1

Roads Report (Don):

Jack dragged BIA twice , and dragged S curve.

Culvert on Lobo between **Timberlake and Sagebrush was cleaned.**

Two more culverts installed on Woodland.

Culvert on Sunflower dug up cleaned out. 10 feet was sticking out on one end. Bad end cut and culvert slid over and reinstalled.

At bottom of Hilltop at Sunflower another culvert was added to help drainage in that problem area.

Turnaround at end of Elk was made, Need to ass gravel and signage.

More gravel will be spread in spot areas as needed.

Louie is picking up more culverts Tuesday as well as T posts.

Ed Coffee has offered to train on Grader.

Plans to add culvert at top of Ash.

Architectural/Maintenance Report (Steve W.): Steve reported no new architectural approvals and closed two CC&R shed violations.

Commons Report (Charley):

1. Charley reported that **nothing** new has happened with the “Commons” since the last meeting as he has been away from Timberlake and or involved on other projects or concerns during the last month.
2. Prairie dogs problem/damage to building footings continues, and he will contact exterminators for bids.

Communications Report (Shirl): The updated Neighborhood Watch meeting was sent to Wayne for posting. Important time sensitive info for fire mitigation, a video on “Preparing for Wildfire” are now on the web site. Property under contract, June minutes and financials have been sent to Wayne for posting. Shirl will touch base with Julie Ferrell re: any fire restrictions and at this time campfires are not restricted.

Old Business:

1. Neighborhood Watch organization update: A meeting was held on July 23 with about 30 landowners in attendance. Update from Julie Ferrell with a request from the fire department to make another burn pile, and representatives from Game and Fish shared information on the bear and mountain lion and how to stop their visits. Law enforcement was not in attendance at this meeting. An update on the Fire Mitigation sub-committee was given and Tom Abbot demonstrated the Defibrillator. He asked to have the battery had been checked. Mary Jo shared the State Dispatch number and will have it put on the web site and that there have been no reports of vandalism. Nancy Wills share that officer have been seen out on the Ranch.
2. Ranch House porch remodel: A submitted bid from Don Hurst was handed out by Charley and he shared that he has been working on getting bids for a year and a half and got this lead from Linda.

Supply material, labor, and equipment to re-roof high roof.
including:
Demo existing metal
Furring strips @ 4' o.c.
30M felt vapor barrier
Fascia wrap
MBCI 26 gauge rain guard
Existing Porch
Demo per supplied drawing
Construct new porch per supplied drawing

Base Price: \$45872.00

Low roofs demo & renew: (\$8302.26)
(\$8573.77)

Out building demo renew \$6467.00
Bath house \$2351.00

Respectfully submitted July 31, 2019


Don Hunt

The Total Bid is \$71,556.

Charley said that this is a good bid as others said that they wouldn't come out here for less than \$100,000. Don added things to the bid that weren't on the drawings but will add them before the permit is purchased. Charley believes that this is a package deal and he will invite Don to the October meeting.

3. Forest Management Sub-Committee Status. Steve W commented that Ray has been real busy and Ron shared that he had talked to him about picking up the pace. He has done Halycon, Black Bear, Blue Bird, Conejo, Cedar Road, a little on Yucca and will go to Quail next and then onto the Loop roads, Cottonwood and Aspen. He is hoping to be done by September and go on to Cloh Chin To. Ray shared that he would like to become a vendor on the state's list. Ron shared that he working on a vendor list to send out to landowners. Tom Marks has been walking properties. Todd Haines is trying to get an overlay map of McKinley and already has one for Cibola. Tom lets MJ know every evening where he will be the next day, so that MJ can notify the landowners.
4. New Signage for Cattle Guard Entrance: Linda showed a copy of the sign. There will be three signs, Cloh Chin To, at the cattle guard and one for Timberlake South. Per state regs, the sign must say who is posting at the bottom. \$428 for signs which are all metal with a photo of the lake. It will be 5 years before any fading is noticed. Don made a motion to buy the signs, Charley seconded, motion approved unanimously.
5. Video security system for RH grounds (usage of well, burn pile, and bathhouse): Don shared that he is researching how to set up cameras and whether to hard wire or use wireless. Linda asked if they would be seen and Don said yes.

New Business:

Fire Department requested another burn pile. Linda said that it should be east of the current one. Need to have the fire department recommendation as to where it should be placed. Don and Charley will work on locating the new burn pile.

Landowner Input: Discussion on the prairie dogs, the burn pile and Ron suggested a chipper. Steve W stated that it was a matter of managing the pile. Bob Lawrence went through the CC&R's and stated that there is nothing specific about dogs in the commons with leashes.

The CC&R's lump everything under livestock and states that they must be under control. There was a leash rule on previous boards, but was rescinded. This will be discussed in Executive session. Linda shared that there will be a letter going out and we will make sure it will be taken care of.

Mary Jo asked if there was any update on the brush hog and Linda shared that a decision will be made by the end of September.

Charley made a motion to adjourn, Shirl and Steve seconded, motion was unanimously approved and the meeting was adjourned.