

TRLA BOARD OF DIRECTORS GENERAL MEETING MINUTES TYPED
TCC RANCH HOUSE – 10 A.M.
OCTOBER 19, 2019

Call to Order: 10:00

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

Landowners present: Nancy Wills, Killarney and Joe Martinez, Danny Montoya, Tom Abbott, Jeff Waddell

Approval of Minutes from September 21, 2019: Linda moved to approve, Sharon seconded, approved unanimously

Treasurer's Report (Steve S.):

Treasurer's Notes		
Assessment fees		
	Prior Year Dues	\$ 2,197.31
	Last Year	\$ 4,598.82
	This year outstanding	\$ 45,767.53
Wells Fargo	Deposit	\$ 169,291.66
Wells Fargo	Operating	\$ 10,057.14
Wells Fargo	Reward Fund	\$ 1,524.64
Wells Fargo	Contingency Fund	
	Ranch House	\$ 100,000.00
	Emergency	\$ 44,059.76
	Total	\$ 324,933.20
6103	Insurance-Directors &	\$ 4,738.14
6181.01	Forest Fire Mitigation	\$ 14,596.89
	TOTAL TO DATE Fire mitigation	\$29,193.75
6110.01	Legal – Cassutt,Hays	(\$3,184.37)
6190.01	Gravel	\$ 5,921.54
6190.02	Road Maintain/Repair	\$ 4,308.33
6290	Taxes – Income	\$ 2,333.00

Liens and Foreclosures Report (Linda):

Liens and Foreclosures Report 10.19.19

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

Lots Currently with Lawyer: 2 in Foreclosure Process

Lots Currently Liened Not with Lawyer: 4

Liens recorded since 9.21.19: 0

Liens released since 9.21.19: 1

Potential liens to be filed end of Oct: 6

Roads Report (Don): Steve presented for Don.

Louie graded BIA, No Man's Land and Pinetree.

19 loads of gravel were applied to No Man's Land

15 Loads of gravel applied to Pinetree

Second brush pile was pushed up

Don placed a call to Gary Porter of Cibola County Roads. He left a message about concerns on the need for grading and spot gravel in some areas. This call was returned and Cibola will be in the area and will follow up. Don said that gravel will be discussed as it gets muddy near Sunrise and going up the hill by Dobbs, towards the ranch and uphill towards Shore Cliff, the low area before the cattle guard and the S curve. Tom Abbott asked if there would be patch gravel on Monte Vista.

McKinley County has graded, also. Jeff Waddell asked if the bar ditches on Pinetree where culverts were put in need to redone.

Architectural/Maintenance Report (Steve W.): He approved one residence this month.

Commons Report (Charley): Re: prairie elimination - they are going into hibernation right now; spring is a better time to start the process. He has a guy who give him a bid.

Light in Rock Room – it is not a bulb or switch issue, the entire light/fan needs replaced. Discussion followed and Charley will ask Jack to replace these.

Mary Jo asked to use the facilities past Nov 1st, so Steve Wills and Danny Montoya will shut down the facilities since Charley will not be on the Ranch. Jeff Waddell asked how long the facilities are shut down, Nov 1st – March 31.

Lisa asked if the facilities would need cleaned before shutting down but cleaning is in the Spring. Charley will replace the sink in the men's restroom and repair the epoxy in the women's, probably in the spring when it warms up. The decorations in the hallway by the office have been hung back up – thank you, Charley,

Communications Report (Shirl): August financials and minutes were posted and she requested Wayne to add a drop down for Fire Mitigation and seven sub titles at the top of the front page. Time sensitive info and now under Alerts. Information on a meeting of the Fire Mitigation sub-committee and representatives from other sources is on the Fire Mitigation drop down menu.

Old Business:

1. Neighborhood Watch organization update: Nancy shared that there have been two break-ins within the last 60 days. One near the Ranch and one in Cibola unit 1. Both incidents have police reports.
2. Ranch House porch remodel.: Charley received one bid from Mr. Hurst from Pinehill of \$75,000, but Charley needs to ask him about concrete on Snake Room floor. He was unable to come to this meeting, but he will be invited to attend in the Spring. Charley also received a bid from Tom Arthur of \$102,752, which is quite a bit more, but he has a way to come out, so more expenses, which he included in the bid. He has a contractor's license. Don O. asked who will put the permits; Charley said we can do that as we have the plans. Danny asked if the bid included hauling off material – clean up.
3. Forest Management Sub-Committee Status.: No representation.
4. New Signage for Cattle Guard Entrance.: Joe M. asked what the signs were for and Linda explained and Danny showed one of the signs. They are metal and look great. Signs are for Timberlake South, inside of stone gates, one for well policy, which was adopted in 2013. This well is just for the Ranch House. Landowners were concerned about those people who were coming in and not going to drill a well. This is a domestic well, not a commercial one. Once the plan is provided, the Board will make the decision as to time line for landowner to rectify the situation. Danny asked how will the Well policy be handled? Discussion followed on combination locks and then how they could be changed. Killarney asked what the Board's options were. Linda said go to court and the violator would have to pay the legal fees. Discussion as to how the misuse of the well will be documented. Security cameras are going to be installed, so the entire premises will be monitored. The only people allowed to use the well are campers. Discussion on how to stop campers from dumping in the women's bathroom. The bathroom has been plugged 4 times this year. Steve Wills said that he will take the landowners ideas under assessment.
5. Video security system for RH grounds (usage of well, burn pile, and bathhouse): Don O. has the equipment and will not install until in the Spring. It is a 6-camera system and cover the well, burn pile bathhouse, parking lot,

perhaps the porch side of the Ranch House, possibly one inside. The system is wireless by can also be connected by cable. Don purchased some cable and will add to the system as needed. The cost was a little over \$500. The system does have some night vision but not very far out. Danny asked if there was insurance if the ranch house was damaged, yes, there is.

6. Burn Pile discussion (location and size): Julie and Andy have talked to Steve and would like to leave the pile the same and leave open until Dec. 1st and then lock it down and burn it when it snows. They would like the ash pile spread out in the spring before any dumping is done. Shirl will put this on the front page of the web site and that the burn pile, bathhouse and well will be closed Nov 1- Apr 1, 2020.

New Business: None

Landowner Input: Tom Abbott suggested that the Board put something on the web site when a property is being auctioned off so that a landowner could take advantage of the auction. Putting it on the web site gets the info to everybody. This is just a suggestion.

Sharon made a motion to adjourn, Charley and Shirl seconded, approved unanimously.