

TRLA Meeting Agenda

April 15, 2023 – 10:00 a.m.

TRLA Ranch House

Pledge Of Allegiance – Led by Mary Ann Armijo

Call To Order – Ms. Armijo called the meeting to order at 10:00 a.m.

Introductions

Landowners: Tom Abbot, Trish Anderson, Rick & Pam Antosh, Duke Armijo, Edward Baca, Doug Brown, Johanna Cooper, Jason Eakins, Rick Farrell, Richard & Marg Hastings, Richard & Roxanna Hollabaugh, Shirl Henderson, Carren Kangas, Melissa Lane, Christian Larson, Killarney Martinez, Lisa McCord, Danny Montoya, Don Parry, Jason Purcell, Wayne Ramm, Robert Rockwell, Ron Schali, Carrie Stamm, Lynette StCharles, Rich Valdez, Jeff Waddell, Ryan Washam, Nancy Wills, (11 landowners participated through Zoom)

Board Members: Maryann Armijo, Julie Farrell, Joe Martinez, Judi Murphy, Linda Pedersen, Steve Wills

Agenda Additions / Deletions

A presentation by the Forest Service was added under New Business.

Approval of Minutes from March 18, 2022

Ms. Armijo asked the Board if there were any additions or updates to the March meeting minutes, being none Ms. Farrell made a motion to approve the minutes, Mr. Martinez seconded and the minutes were approved.

Treasurers Report

Mr. Wills presented the Treasurer’s Report as follows. Ms. Murphy made a motion to approve the report, Mr. Wills seconded, and the motion was approved.

INCOME

Assessment fees collected current month	-0-
Assessment fees collected YTD	\$170,890.00
Assessment fees outstanding	12,759.46

EXPENSES

March expenses	\$6,217.96
YTD expenses	\$121,231.44

Wells Fargo - Deposit	122,479.37
Wells Fargo - Checking	49,113.03
Wells Fargo - Well Contingence Fund	6,528.98
Wells Fargo - Road Repair/Contingency	44,605.75
	222,727.13

Prior Year Outstanding Dues	3,821.20
-----------------------------	----------

Committee Reports:

1. Commons Report

- Ranch and bath house open.
- Commons fire mitigation trimming starts this month.
- Awaiting bid from Holiday Nursery to cleanup and reseed ranch house lawn.

2. Communications Report

- Water usage for first 15 days = 210 per day
- Minutes sent for posting
- Election and call for nominees posted to Website
- General clean-up and reorganized Website for ease of use
- PHI Service, all landowners signed up for this service need to go to PHI's Website and renew to make sure they are still covered.
- Fire Department Report
 - Fire restrictions and in force until May (burn ban)
 - Chemical deterrent for bark beetles discussed.
 - Snakes are out, everyone needs to be watchful.

3. Liens and Foreclosures Report

LIENS RECORDED/RELEASED SINCE 2.18.23: 0
TOTAL LIENS IN PLACE: 6
TOTAL LOTS IN ARREARS >\$500: 6
TOTAL LOTS IN ARREARS \$300-500: 3
TOTAL LOTS IN ARREARS \$200-300: 40
TOTAL LOTS IN ARREARS <\$200: 11
8% OF LOTS CURRENTLY OWE DUES.

4. Roads Report

- Work Completed
 - 3/29 graded BIA filled ruts at Togeye to smooth road.
 - 3/30 Cibola begins to grade County road
 - 4/5 McKinley County begins to install new road signs on their section of Timberlake Road. We removed and replaced 24 units from the fire station to Box S. County was short 1 road sign for Bobcat and reordered.
- Equipment
 - Removed chains on grader and Kubota tractor to use equipment for grading.
- Ongoing Work March-April
 - Finish removing plows on equipment by 5/1
 - Begin dragging all 38 miles of Timberlake side roads and evaluate for gravel needs and repairs.

5. Architecture / Maintenance Reports / CC&R Report

- Approved one residence / garage plan
- Approved one workshop plan

- Three CC&R's active
 - Two RV is on lot too long
 - One Storage Tank not concealed

Closed CC&R 2022 - 2023 Summary (new section requested by landowners)

- Four RV on lot too long.
- Two Camping in shed.
- Two Storing large equipment on empty lot.
- One Propane tank not painted or concealed.
- Two Insufficient driveway culverts causing road damage.
- One Renting lot usage without residence.

6. Nominating Committee

Ms. Murphy identified that to date only one submission has been received for the open Board position. Volunteers were identified as Trish Anderson, Melissa Lane and Killarney Martinez. Once the timeline for submission of nominees closes the annual member packets will be mailed to all landowners.

Old Business

- Community Road Signs
 - Ms. Armijo shared that road signs for the side roads in the TRLA community would be at the expense of the landowners via their annual dues. Cost for taking on this project is being reviewed and will be shared at an upcoming meeting.
 - Ms. Armijo also shared that the ownership question for the portion of the entry road to TRLA currently known as the BIA road has been sent to the Solicitor General in Washington D.C. for a final determination on ownership. Once this has been established

New Business

- New Landowners Update

There are many new owners in our community when approached for information or help the new owners should be referred to the TRLA Website for information and the Board in particular for assistance. This is a great community and all members are encouraged to lend a helping hand.
- Jason Ekins, Christian Larsen and Eddi Bocca provided information on the Timberlake Fuels Reduction project. Mr. Elkins highlighted the background and location for the project and the purpose and need for this project. Landowners were encouraged to comment and provided a packet of information and the avenues for formal comments.

Landowners Comments and Questions

- Ms. Carrie Star provided an overview of what she has done to mitigate the threat of the Mountain Pine beetles. She would be happy to share her knowledge on this activity with all that are interested, up to and including where to purchase the synthetic pheromone used (forestrysuppliers.com)
- Mr. Perry thanked the Fire Department for all that they do to support the Community.

- A discussion was held regarding the CC&R's related to the time restrictions on RVs residing on properties on which there is no permanent residence. It was clarified that RVs on vacant lots will continue to be allowed for 6 months as identified in the CC&R's unless the landowner actively building their residence.
- Ms. Henderson voiced her concern over the new street signs placed along Timberlake Road and the potential for additional "city" signs being placed on the side roads of the Community. The concern over losing the "quaintness" of a rural community was discussed. It was identified that prior to action on additional signage be purchased or installed a vote of the landowners may be prudent.
- Mr. Shali asked about progress on the Commons Use Policy that had been discussed in the past as there appears to have been some unapproved wood cutting being done. An informational document was distributed that included suggestions on working with the Fire Department and board committee on cutting dead trees in the Common areas, permits for wood cutting in NM, and the current use of the Common areas as outlined.

Adjourn

Ms. Farrell made a motion to adjourn the meeting, Ms. Murphy seconded, and the motion was approved at 11:30 a.m.