

Timberlake Ranch Landowners Association

Meeting Minutes August 12, 2023

Pledge Of Allegiance

Linda Pedersen led the pledge.

Call To Order

The meeting was called to order by Linda Pedersen at 9:59 a.m.

Introductions – Introductions not requested by Chair.

Landowners Present: Tom Abbott, Trish Anderson, Rick & Pam Antosh, Duke Armijo, Frank Beissel, Lui Deak, Richard Hastings, Shirl Henderson, James Henson, Richard & Roxanna Hollabaugh, Carren Kangas, Veronica Lambert, Jason & Lori Purcell, Ron Schali, Barbara Stevens, Lynnette St.Charles, Nancy Wills, JK Yates.

Landowners via Zoom: Pam Adams, Benjamin Burkland, Shella Craig, Robin Cox, John & Karen Ellett, Paul Fenstever, Tracey Lange, Julie Lee, Killarney Martinez, Adam Pehrson, Wayne & Nancy Ramm, Charlotte Sears, Carrie Starr, Maria Young.

Board: Linda Pedersen, MaryAnn Armijo, Steve Stevens, Judi Murphy, Joe Martinez, Steve Wills, Julie Farrell

Approval of Minutes

Ms. Pedersen called for a motion to approve the July 15, 2023 minutes, Ms. Armijo moved to approve the minutes and Mr. Wills seconded, the minutes were approved.

Treasurers Report

INCOME

Assessment fees collected current month	\$104,558.12
Assessment fees collected YTD	\$104,558.12
Assessment fees outstanding	\$74,243.21

EXPENSES

July expenses	\$5,299.84
YTD expenses	\$5,299.84

Wells Fargo - Deposit	198,733.55
Wells Fargo - Checking	38,519.78
Wells Fargo - Well Contingence Fund	6,532.25
Wells Fargo - Road Repair/Contingency	44,628.12
	288,413.70

Committee Reports:

Commons Report

- Repaired bath house bulletin board
- Repaired bath house back door
- Pressure washed Ranch House walls
- Prepping fence for painting
- Finalized camera locations and BOM

Communications / Fire Dept. Report

- Posts on Website
 - June Minutes
 - Power Outage information
 - August Agenda
- Fire Dept
 - New Fire Chief Lawrence Montoya
 - Moderate moisture this past month, still recommending no burning
 - Burn pile will be burned after first snows arrive

Liens and Foreclosures

- Liens released since 7.15.23 = 0
- Total Liens in place = 9

Roads / BIA

- Work Completed
 - Cibola County and McKinley County have graded their sections of Timberlake Road. Cibola County began on July 18 and McKinley County graded on August 3rd.
 - TRLA road crew began dragging all 38 miles of side roads for gravel prep.
 - 60 belly dumps were delivered and spread on the following roads: Sagebrush, Elk, Juniper, Lobo, Oak Drive, Copperweed and Shorecliff Drive. More to come.
 - BIA/Ramah Navajo/Forest Service Road was dragged and shaped with Kubota tractor on July 27th, with anticipation of rain to compact. Finally, it rained on August 8th allowing us smooth and pack the road down.
 - On August 8th I met with Cibola County foreman to point out issues we see on Cibola County Road. Repairs began on August 7th.
- Equipment
 - Dump truck had new tires installed.
 - Kubota and grader will have annual service within 90 days pre-winter.
 - Ongoing Work
 - Continue gravel maintenance on TRLA side roads.
- Acknowledgement
 - Road Committee Crew

- BIA
Ms. Farrell read the letter received from the Senator’s office regarding denial of ownership of the 1 mile of road after Canyon Road and before the cattle guard entering Cibola County road entering Timberlake by both the BIA and Cibola County. Ms. Armijo identified that the next options to be explored are 1) TRLA Board contacting the Senators for New Mexico. 2) In the next State budget session apply for funding for the road to be placed on the agenda. Precedence documentation being reviewed for this option. Or, 3) Lobby the State for attention.

Meetings have already been scheduled with Senators for both McKinley and Cibola Counties to discuss this issue.

Architecture / Maintenance Reports

- No architecture plans submitted.
- 2023 - 2024 CC&R Summary
 - White propane tank 43
 - Shiny, reflective roof 9
 - Building in setbacks 4
 - RV on lot too long 4
 - Property marker removed 3
 - Vacated realtor signs 3
 - Camping in shed 1
 - Heavy equipment on empty lot 1
 - Building material on empty lot 2
- Total of 70 violations on 68 lots
- Presently working 25 violations

Old Business

- **Camera System for Ranch House**
Equipment will be ordered and installed mid-September. Landowners will be able to log in to view, however will be automatically logged off after 15 minutes of inactivity. The Board will have unlimited access.
- **Trails Update Power Point/Rules and Regulations Presentation**
A PowerPoint presentation was provided for landowners. Mr. Greg Brooks who designed the trails has done an exemplary job. The next section of trail will be Cottonwood south towards the lake. The land has been scouted for the trail to be extended to the lake. There were two open questions to be addressed: 1) Will money for trail maintenance be allocated in future budgets? And, 2) Is there a mechanism for volunteers to donate towards the creation and maintenance of the trails?

The Rules for use of the trails will be posted on the TRLA web page.

- **Ranch Taxes Update**

Ms. Pedersen identified that Cibola County has not returned calls or email for updates on the Ranch House reevaluation after the site inspection. In addition, she has received a letter from McKinley County which stated that TRLA may apply for relief, which she will do.

New Business:

- **Neighborhood Watch Then and Now**

The Neighborhood Watch was a good start to alerting neighbors, which incorporated calling trees for notifications. As technology has advanced the Code Red Alerts which sends out alerts via text messages is much more efficient. Therefore, the Neighborhood Watch has been replaced by Code Red Alerts. All landowners can opt into the Code Red Alerts and the information to do so is on the TRLA website. Landowners were also encouraged to contact the Sheriff or police if they need assistance or to report an incident.

- **Continental Divide Red Bolt Update**

Regarding the potential of Red Bolt Internet in the Timberlake area it is still at least two years out. Continental Divide is currently working to provide service in Zuni.

- **SurveyMonkey**

The TRLA Board is planning to use this service to send surveys to obtain landowner feedback on top-of-mind topics. It was identified that this service may be used for free if the number of questions in the survey are limited.

Landowners' comments and Questions:

- When will the plastic be replaced in the Bath house bulletin board? It has already been replaced.
- Questions were fielded about the Fly-In. Ms. Cindy Crawford owns the landing strip and maintains it. Volunteers provide the breakfast, pilots eat first, then all are welcome.
- Silent Auction Donations information will be sent out on Timberlake email.
- When will the Craft room door and windows be resealed? It is on the Commons list to accomplish.
- How many participants joined the meeting via Zoom today? 15
- How do I get the password for the Ranch House internet? Contact Steve Wills.

Adjourn:

Ms. Farrell made a motion to adjourn, Mr. Wills seconded, and the motion carried at 11:12 a.m.