

# Timberlake Ranch Landowners Association

## Meeting Minutes July 15, 2023

### Pledge Of Allegiance

Linda Pedersen led the pledge.

### Call To Order

The meeting was called to order by Linda Pedersen at 10:02 a.m.

### Introductions

Landowners: Robert & Shelley Rockwell, Jeff Waddell, Rick Farrell, Carren Kangas, Darlene Thomas, Rose Carlson, Gaya & Lui Deak, Bobby & Serafina Middleton, Mike & Shirl Henderson, Nancy Wills, Barbara Stevens, Rick & Pam Antosh, Cecil & Melissa Lane, Sophia Colldock, James Henson, Veronica Lambert, Don Parry, Tracey Lang, Robyn Cox, Adam Pehrson, Craig Johnson, Duke Armijo, Killarney Martinez, Andy Ramm, Tyson McClelland, Ron Schali, Maria Shaw

**Landowners via Zoom:** *Nevin Montano, John Gallien, Melissa Borton, Wade Aubuchon, Nancy Ramm, Sheila Craig, Julie & Wade Lee, Pam Adams, Ben Burkland, John & Karen Ellett, Rosalie Bianchi, Lisa Martinez, Charlotte Sears, Dennis (no last name given), Marie Young.*

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

### Approval of Minutes

Ms. Pedersen called for a motion to approve the June 17, 2023 minutes, Mr. Wills moved to approve the minutes and Mr. Martinez seconded, the minutes were approved.

### Treasurers Report

#### INCOME

Assessment fees collected current month	\$981.46
Assessment fees collected YTD	\$173,391.67
Assessment fees outstanding	\$3,793.14

#### EXPENSES

June expenses	\$12,998.19
YTD expenses	\$167,872.00

Wells Fargo - Deposit	96,923.28
Wells Fargo - Checking	32,984.36
Wells Fargo - Well Contingence Fund	6,531.42
Wells Fargo - Road Repair/Contingency	44,622.44
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	211,425.12
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Outstanding Dues	8,305.34

### Committee Reports:

#### Commons Report

- Repaired Ranch House entrance screen door.

#### Communications / Fire Dept. Report

- Posts on Website

- Annual Meeting Notes
- Trail System Announcement
- Newsletter
- Cibola Fire ban / no burn permits
- Request for Email addresses
- Ramah Pioneer Day Parade 7/24/2023
- Fire Dept
  - Open house a great success
  - Fire house grant applied for to repairs and new doors
  - Fire Season Training
    - Leave doors unlocked during evacuation
    - Close all windows
    - Lave porch light(s) on
    - Move wood piles 30 ft away from home
    - Trim trees up to 8'
    - Clear area around propane tanks
    - Culverts off of main road must be 16' for fire truck entrance
    - Fire Department will evaluate property upon request

Mr. Schali presented the Wildfire Mitigation Sub-Committee Report dated March 5, 2023, a copy of which is available with the original minutes. Key items from the report were the reimbursement for \$4,362.50 to TRLA from FHI grant used for the Commons, that the FHI grant is also available to landowners in TRLA and may be applied for through the State Forestry, and the request to add funds to the Budget for 24/25 to fund cleaning of additional Commons area. The information for the FHI grant will be posted to the TRLA Webpage.

#### **Liens and Foreclosures**

- Liens released since 6.17.23 = 2
- Total Liens in place = 4
- Potential Liens in August = 5 (warning letters mailed on 6.5.23)
- 27 lots in arears (21 landowners) = \$18,162.16 (\$6,210 FY 2023/2024)

#### **Roads / BIA**

- Work Completed
  - Pushed up burn pile through June and early July
  - Dragging roads for gravel evaluation
  - Ordered 20 belly dumps of gravel
  - Delivered and spread 1" road base gravel on 6/23/23
  - McKinley graded 1<sup>st</sup> mile and 4 miles to Box S on 6/27/23
  - Cibola used new equipment to drag roads on 7/27/23
  - Air compressor in equipment building installed and plumbed.
  - Ordered 40 belly dumps of 1" base course, delivery to begin 7/25/23
  - Cloh Chin Toh roads dragged on 7/13/23
- Equipment
  - 7/5/23 F550 dump truck in for annual service at JRL
  - Oil filters, tranny service and tire evaluation
  - Replaced Kubota drag blades in house on 7/5/23
- Ongoing Work for July-August
  - Continue to drag all 38 miles of TRLA side roads
  - Evaluate and prioritize roads for gravel and bar ditch repair
  - Annual culvert maintenance and T posts with reflectors

- BIA update
  - The most recent update from the Senate office is that the BIA stated that the road does not belong to them. The next step was to follow up with the Forest Service; a response is expected by the end of July. Based on that response a decision will be made regarding ownership of the road.
- Acknowledgement
  - Roger Irwin tool donation
  - Road Committee crew

### **Architecture / Maintenance Reports**

- Approved two shed plans
- One CC&R's active
  - One RV is on lot too long.
- Closed CC&R 2022 - 2023 Summary
  - Six RV on lot too long.
  - Two Camping in shed.
  - Three 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.

### **Old Business**

- **Ranch House Seeding Project Revisited**  
It was noted that funds are not available at this time for this project. In addition, until the rodent issue can be addressed, this project will be placed on hold.
- **Side Road Signs Renovation Presentation**  
Ms. Henderson and Mr. Wills presented an alternative to replacing side-road signs with an approach that would renovate the existing wood signs. This would include reflective paint and making the signs two-sided. It was noted that this could be a cost-effective project that would maintain the look of the current Ranch while making the signs visible day and night. Estimated cost \$800.
- **Trails Report and Rules and Regulations of Common Areas Draft Policy**  
Mr. Schali provided an update on the new trails, identifying that the trail between Cedar and Yucca is complete (1.5 miles of trail). Volunteers are needed for both tasks related to creating paths and administrative work; if you have extra time you can donate, reach out and you will be assigned based on strengths. There is also an acoustic music event being planned for the "bat cave"; landowners are advised to be careful as there is poison ivy and snakes in the area.

The proposed Rules and Regulations of Common Areas were reviewed. It was suggested that the two current documents be combined into one document for review at the next meeting.

- **CC&R Revisit for Propane Tanks**  
State code has been changed regarding propane tanks since the CC&Rs were written in the 1980's. The new code does not allow painting, fencing, or covering of propane

tanks. The Board will consult Legal to determine the optimal way to include this information with the CC&Rs.

#### **New Business:**

- **Camera System for Ranch House**

Due to vandalism at the Ranch House a proposal for additional cameras has been proposed. Cost \$3,800. Upgrades proposed will include:

- Ability for Board members to sign on to review activity
- Guest sign-on for landowners, view live feed only
- 24x7 recording with 30 days of storage
- Motion and night vision

- **Protest of Common Land Valuation / Cibola Co. & McKinley Co.**

Ms. Pedersen identified that there was a 300% increase on the taxes on the TRLA Horse Pasture property (Commons land) two years ago. She filed a protest on the raised taxes as TRLA is a domestic non-profit; the protest was denied. She has a meeting with Cibola Assessors office on June 19<sup>th</sup> to reevaluate the taxes currently paid on the Ranch House property as part of the property is in McKinley Co. and part in Cibola Co. She believes that having Cibola reassess the Ranch House property will help offset the increase experienced on the Horse Pasture property.

- **FY 2023/2024 Budget**

The Budget for FY 2023/2024 was presented and reviewed with those present. It was noted that insurance on the Ranch House and Common land and taxes will continue to increase. Decreases in some expenses were made to ensure that the Association will be able to stay within Budget.

- **Timberlake Ranch Flood Corridor Presentation**

Ms. Pedersen presented a history of the 2009 flood including a pictorial presentation.

#### **Landowners' comments and Questions:**

Ms. Pedersen announced that there was a Comments document sent through the audience for comments and questions. The following questions were raised and discussed.

- A question was posed regarding widening the one-lane side roads. This is cost prohibitive at this time.
- The Board was questioned about the procedures for onboarding new Board members to ensure that keys and training are provided. A lively discussion ensued, after which Ms. Pedersen identified that an inventory of Board member keys will be created and she will ensure that they are tracked moving forward.
- A landowner asked if there is a procedure to obtain keys to the lake and common areas. Currently, the process is to contact Mr. Wills and he will make arrangements to issue keys.
- A question was raised regarding if Landowners can vote on major projects. There was discussion regarding a threshold under which the Board will make budget decisions and projects over the threshold should go out for Landowner input/vote. The Board will consider this recommendation and provide an update at a future meeting.

#### **Adjourn:**

Ms. Murphy made a motion to adjourn, Ms. Farrell seconded, and the motion carried at 12:10 p.m.