

# TRLA Meeting Minutes

## June 17th, 2023, 10 A.M.

### TRLA Ranchhouse

#### Pledge Of Allegiance

Ms. Armijo requested Ms. Farrell to lead the audience in the pledge.

#### Call To Order

The meeting was called to order at 10:00 a.m. by Ms. Armijo.

#### Guest Introductions

Tom Abbott, Trish Anderson, Pam & Rick Antosh, Frank Beissel, Greg Brookes, Rose Carlson, Charlie Haverstick, Shirl Henderson, Carren Kangas, Bill Lang, Danny Montoya, Shelley Rockwell, Darlene Thomas, Nancy Wills,

*Zoom Attendees: Pam Adams, Ben Burkland, John & Karen Elliot, Paul Fensterer, John Gillien, Laurie Gurley, Stephen Hunt, Tracy Lange, Killarney Martinez, Sheila & Craig ??, plus an unidentified iphone number.*

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

#### Agenda Additions / Deletions

Ms. Armijo requested additions for the agenda. There was one addition to the agenda under New Business: Ham Radio Tower Request.

#### Approval of Minutes

- April 2023  
The April minutes were motioned for approval by Ms. Pedersen, seconded by Ms. Farrell, the motion carried unanimously.
- Review of Annual Meeting Notes May 2023  
The Annual Meeting notes were approved via a motion made by Ms. Pedersen, seconded by Ms. Farrell, the motion carried.

#### Treasurers Report

##### INCOME

Assessment fees collected current month	\$2,361.89
Assessment fees collected YTD	\$172,410.21
Assessment fees outstanding	\$4,623.52

##### EXPENSES

May expenses	\$13,210.77
YTD expenses	\$136,523.78

Wells Fargo - Deposit	102,973.95
Wells Fargo - Checking	54,303.62
Wells Fargo - Well Contingence Fund	6,530.61
Wells Fargo - Road Repair/Contingency	44,616.94
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	211,425.12
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Mr. Stevens reviewed the financials for the assembly. Ms. Pederson moved to approve the financials as presented, Ms. Farrell seconded, and the motion passed.

The budget for the fiscal year 2023/2024 will be presented for approval at the July Board meeting.

## Committee Reports:

### 1. Commons Report

- Repaired Bathhouse back door.
- Moved various power tools donated by Roger Erwin into Equipment building.
- Repaired kitchen screen door.
- Cleaned / organized well / storage room.

### 2. Communications Report

- Yearend reports posted to Website
- Volunteer events posted to Website
- Agenda posted to Website
- April through June 17<sup>th</sup> water usage at the Ranch = 273 gallons per day

### 3. Leins and Foreclosures

- LIENS RELEASED SINCE 4.15.23: 2
- TOTAL LIENS IN PLACE: 4
- 4% OF LOTS CURRENTLY OWE DUES for FY 2022/2023 and previous years.
- New Fiscal Year 2023/2024 start July 1<sup>st</sup>. TRLA statements will be going out in a couple weeks.
- This Monday 6.19.23, Mary Ann, Steve W, and myself will be meeting with the senior specialist in the Cibola County Assessor's Office to discuss why TRLA's protest on valuation of the Common Land referred to as Horse Pasture in CCT was denied. Two years ago the taxes were raised 300% with no explanation.

### 4. Roads Report

#### Work Completed

- Dragged Ranch house parking lots and prep for base course gravel. Completed before Annual meeting.
- Pushed up burn pile several times thru May/June.
- Albuquerque trip to pickup Kubota/grader parts for drag.
- Grade/Drag BIA May & June
- Grade & drag South Shorecliff Drive and ShoreCliff Drive for summer. Clean up debris and brush along South Shorecliff.
- Began dragging roads for gravel prep. Belly dumps scheduled for late June.

#### Equipment

- Removed chains and plow on dump truck early May.
- Scheduled annual maintenance on dump truck, grader and Kubota.

#### Ongoing Work June-July

- Continue dragging all 38 miles of TRLA Roads.
- Evaluate and prioritize all roads for gravel and bar ditch repairs.

## 5. Architecture / Maintenance Reports

- Approved one residence plan
- Approved one green house plan
- Approved three shed plans
- Two CC&R's active
  - One RV is on lot too long
  - One Storage Tank not concealed

### Closed CC&R 2022 - 2023 Summary

- Five 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.

## Fire Department

- The new Gallup Fire Department Chief was appointed, Lawrence Montoya
- The TRLA Fire Department will hold an open house on July 2 between 2 and 4
- A new volunteer has joined the Fire Department, Maria Shaw

## Old Business

### • Use of TRLA Trail System

Mr. Brookes announced that the half mile of trail at Cedar is open for use. Mr. Ramm built a very nice bench seat for the turnaround. They will be moving south to create more hiking trails and would like to encourage more volunteers to join the effort; all types of skills are needed from guides, to administrative, to workers that can help clear the trails. A question was raised regarding the use of mountain bikes on the trail. Ms. Farrell suggested that an article regarding the use of the trail system be placed on the TRLA Website.

### • Update on Road signs

A group of volunteers have proposed a plan and budget for repair and painting of the existing signs on the TRLA side roads. This plan will include replacement of posts where needed and painting road names with reflective paint so that they can be read in the night. The cost for the projected is estimated at \$800. Ms. Murphy moved to place this cost on the agenda for Board discussion during the Budget meeting, Mr. Wills seconded, and the motion carried.

## New Business:

### • New Date for August meeting

Due to conflicts for the August meeting date, the Board discussed moving the date to August 12<sup>th</sup>. Ms. Farrell moved to reschedule the date for the 12<sup>th</sup>, Mr. Wills seconded, and the date was moved.

### • Accountant 25 Years of Service

Ms. Mary Ray has served the TRLA community as Accountant for the Association for 25 years. Mr. Stevens suggested a \$250 gift card would be in order as a token of the Association's appreciation for her service. Ms. Pederson made a motion to approve the gift card, Mr. Wills seconded, and the motion passed.

### • Bid for Grass from Holiday Nursery

A bid from Holiday Nursery was reviewed with the Board. The bid included reseeding the 8200 sq. ft. of area around the Ranch House inside the fenced area. The cost for the project is \$4106.80, half of which is to be covered by

volunteers leaving the other half to be considered from the current 2022/2023 budget. The grass to be planted is Dryland Seed Mix which is drought resistant and durable. Ms. Murphy motioned to approve the funds for half of the project, Ms. Farrell seconded, and the motion was approved.

- **Ham Radio Tower Request**

A landowner submitted a request to install a 50' tower for ham radio reception on their property. According to the CC&Rs, no structure should be over 35'. After some discussion, the Board determined that there would be no deviation from the current CC&Rs.

## Landowners' comments and Questions:

- A landowner encouraged the Board to consider renewing the Zoom subscription as this is an excellent way for absentee landowners to participate in the monthly meetings. It was noted that this is a minimal expense, ~\$265, and is of value to the landowners.
- It was asked if TRLA could obtain the results of the car-counter meter that was recently placed on the road entering the TRLA area, commonly known as the BIA road.
- An inquiry was made to the progress of the committee identified to review and perhaps update the CC&Rs. It was noted that the CC&Rs have not been updated since 2019. Ms. Pederson identified that individuals have been identified for the committee but little has been accomplished to this point.
- A landowner questioned the ability to use a "shed" as a camping shelter. It was noted that the definition of a "shed" is listed in the CC&Rs and follows the New Mexico regulations.
- Another landowner requested additional detail regarding the matter of the ownership of the portion of road commonly known as the BIA road. It was noted that no agency has taken ownership of the stretch of road and the matter remains with the Solicitor General in Washington, D.C.
- Questions about the use of the Airflight services offered in TRLA were asked. Ms. Farrell noted that it is suggested that landowners sign-up with both carriers as if one service is busy when needed the secondary one may be used when an emergency arises.
- The increasing problem of the groundhogs was identified, and the Board questioned regarding a remedy. The population has grown unnaturally and needs to be dealt with due to the destructive nature of this pest. It was noted that this is a difficult topic as there are differing opinions on what should or can be done to reduce the population.
- Board appreciation was expressed by a landowner, stating that these are volunteer positions, and it is challenging to ensure that all landowners are considered when decisions need to be made.
- The flooding that happens on Pinon when heavy rain is experienced was brought up. It was requested that this area be reviewed for a solution and be kept as an open item on the Board Agenda until a solution is found. The Roads Committee will again review the area to determine if a solution can be found.

## Adjourn:

A motion to adjourn was made by Ms. Murphy, seconded by Ms. Farrell, and carried at 11:20 a.m.