

TRLA Meeting Minutes

March 18, 2023 – 10:00 a.m.

TRLA Ranch House

Pledge Of Allegiance – Led by Ms. Armijo

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

Introductions

Landowners: Tom Abbot, Trish Anderson, Duke Armijo, Jim & Sheila Craig, Rick Farrell, James Hansen, Melissa Lane, Killarney Martinez, Lisa McCord, Jason Purcell, Wayne Ramm, Robert Rockwell, Barbara Stevens, Nancy Wills, (11 landowners participated through Zoom)

Board Members: Maryann Armijo, Julie Farrell, Joe Martinez, Judi Murphy, Linda Pedersen (via Zoom), Steve Stevens, Steve Wills

Agenda Additions / Deletions - No updates

Approval of Minutes from Oct 15, 2022

Ms. Armijo stated that due to the lack of a quorum for the February meeting there were no minutes to review or approve. Therefore, she called for an approval of the minutes from the October 15, 2022 meeting. Ms. Farrell made the motion to approve, Mr. Martinez seconded, and the minutes of the October 2022 meeting were approved.

Treasurers Report

Mr. Stevens reviewed the Financials for the month ending February 2023. Ms. Murphy motioned to approve the February Financials, Mr. Wills seconded, and the motion was approved.

INCOME

Assessment fees collected current month	\$4,826.47
Assessment fees collected YTD	\$163,735.41
Assessment fees outstanding	12,759.46

EXPENSES

August expenses	\$1,421.53
YTD expenses	\$115,013.48

Wells Fargo - Deposit	127,789.10
Wells Fargo - Checking	45,005.91
Wells Fargo - Well Contingence Fund	6,528.15
Wells Fargo - Road Repair/Contingency	44,600.07
	<u>223,923.23</u>

Prior Year Outstanding Dues 3,671.36

Committee Reports:

1. Commons Report

Mr. Wills announced that the Ranch and Bath House will be opening on April 1, 2023.

2. Communications Report

Ms. Farrell reviewed all recent updates to the TRLA Webpage and presented the Fire Department.

- **Fire Department Report**

- The burn pile will not be opened until some of the water recedes.
- March 27th PHI training will be conducted.
- Landowner passed away attempting to reach his property during a storm. Communicating with neighbors that can check on one's safety is always a good strategy.
- Tom Abbot offered to provide vehicle towing instructions as requested.

3. Liens and Foreclosures Report

Mr. Wills presented the report on behalf of Ms. Pedersen who attended the meeting via Zoom.

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

Mr. Martinez offered the following updates from the Road Committee for work performed November through February.

1. Work Completed

- a. Nov/Dec completed gravel orders & spreading. Roads graveled Black Bear, Sagebrush, Quail, Roadrunner, Aspen Loop N, Lakeview, and mailbox area.
- b. Finished dragging all 38 miles of side roads for winter prep.
- c. Cibola County and McKinley County grade County owned Timberlake Road.

2. Equipment

- a. Service and repair grader 12/7/22, lights/fuel leak/heater.
- b. Nov/Dec tire chains repaired and installed on dump truck, grader and Kubota tractor.
- c. Plows installed on F-450 dump truck and Kubota tractor and ready to plow.
- d. Grader ready early December to plow snow.
- e. Fuel delivery 12/5/22 Red Dye Diesel
- f. Kubota tractor in for repair 1/19/23, Repaired on 1/30/23

3. Ongoing Work January-February

- a. Plow snow 1/16 through 1/30 storms
- b. Plow snow 2/14 through 2/16

Special thanks to Don Perry (volunteer), Tom Abbott (volunteer), Joe Martinez (volunteer), Jack Mansberger (part-time employee), Louis Munoz (part-time employee) for their contributions to the Roads Committee and the Community over the Winter.

5. Architecture / Maintenance Reports / CC&R Report

Mr. Wills shared that the Architecture Committee is currently reviewing plans for two residential garages. In addition, there are three CC&R potential violations that are under review. A discussion ensued regarding the types of potential violations being worked and the resolution of actual violations. Mr. Wills agreed that moving forward a report will be provided to identify the types of potential violations reported and the resolution of such moving forward. It was noted that the report will be type and resolution only and will contain no personal or private information.

Old Business

- Use of trail system

Mr. Wills provided a brief update on the progress thus far on the new trail system being established by volunteers from the Community; this work will start again in mid-April. He noted that anyone wishing to volunteer this season to continue this effort should contact the Commons Committee or Ron Schali.

- **Update on Road Signs**

All road signs that will be installed along Timberlake Road are ready for installation, the County is waiting for a break in the weather so that they can install the new signs.

New Business:

- **Election of Board Position**

Ms. Murphy provided an update on the nomination and election process. It is anticipated that the Board will appoint the Nominating Committee Chair during the Executive Session. It was also noted that the invitation to request nomination to the one open Board position will be posted to the TRLA Webpage along with instructions for nominee submissions.

- **Website / Newsletter Comments**

A discussion was held on what types of information will be provided in the TRLA Newsletter and on the TRLA Website. A guideline for the types of information to be allowed was reviewed. The outcome of the discussion was that information that is to be included in either publication will be reviewed by the Board prior to release. Information that is beneficial to the Community will be provided. Once per year in a quarterly Newsletter edition, landowners may post services available in a section of the newsletter; and a tab to announce the same may be added to the Website; once posted the information may not be changed or updated. Both the Webpage and the Newsletter will come with a disclaimer that information provided is not and should not be construed as an endorsement by the Board or TRLA.

Landowners Comments and Questions

- A question was posed regarding who maintains the Community information boards located near the mailboxes and the airstrip. It was identified that there is no individual or group that maintains the boards and that any resident can post information for the Community at will.
- The topic of street signs for the side streets off Timberlake Road was brought up for discussion. It was noted that the Board will be meeting to discuss the 23/24 Budget, the topic can be reviewed at that meeting to determine if it can be budgeted.

Adjourn

Ms. Murphy made a motion to adjourn, Mr. Stevens seconded, and the meeting was adjourned.