

Timberlake Ranch Landowners Association

Board Meeting Minutes

March 16, 2024

Pledge of Allegiance – Ms. Pedersen led the Pledge.

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

Introductions: Linda Wise and Tiffany Forsyth

Landowners Present: Tom Abbott, Duke Armijo, Frank Beissel, Jim Craig, Rosemary Carlson, Shiela Craig, Rich Farrell, Tiffany Forsyth, Shirl Henderson, Lynette St. Charles, Barb Stevens, Cecil & Melissa Lane, Killarney Martinez, Danny Montoya, Don Parry, Andy Ramm, L & Gaya Deak, Dave & Marti Waters, Wayne Ramm, Jeff & Diana Waddell, Nancy Wills, Linda Wise, JK Yates

Zoom Attendees: Pamela Adams, Susan Ackerman, Trish Anderson, Benjamin Burkland, Channa Connelly, Robyn Cox, Jenay Dendy, Dennis Duke, John & Karen Elliott, Janis Fensterer, John Gallien, Laurie Gurley, Richard & Roxanna Hollenbough, Stephen Hunt, Craig Johnson, Carren Kangas, Tracey Lange, Maria Mendez-Young, Paul Moffitt, Nevin Montano, Adam Pehrson, Rhett Renoud, Charlotte Sears, Maria Shaw, Sue Smith, T. Springer, Frank Warren

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

Approval of Minutes – Ms. Pedersen requested the Board review the minutes of the October 2023 meeting and approve via email by Tuesday, March 19, 2024.

Treasurer’s Report:

	INCOME	
Assessment fees collected current month		\$398.20
Assessment fees collected YTD		\$174,704.33
Assessment fees outstanding		\$2,586.37
	EXPENSES	
February expenses		\$2,641.00
YTD expenses		\$85,416.18
Wells Fargo - Deposit		143,494.49
Wells Fargo - Checking		40,759.07
Wells Fargo - Well Contingence Fund		6,537.72
Wells Fargo - Road Repair/Contingency		44,658.00
		235,447.28

REPORTS:

Commons:

- Finished signs refurbishing on West side of Timberlake.
- Planning to open the Ranch & Bath House on April 1st.

Communications/Fire Dept./McKinley County Code Red Changes:

- Posted to WebPage
 - September 2023 Minutes
 - Financials
 - New Volunteer Leader
 - Camera Policy
 - 911 Instructions for Cibola County
 - Board History
 - Code Red has been replaced by Ever Bridge on the Website – to receive alerts landowners need to sign up with Ever Bridge.
- Fire Department Updates
 - Two new Flags purchased and hung
 - Burn Pile opened
 - Aspin Loop Garage Fire took 59k gallons of water to extinguish.
 - New Volunteer Fire Captain – Julie Farrell
 - TRLA fire trucks do not go outside TRLA
 - New Volunteers are needed for the Fire Department, contact Julie Farrell at station55@gmail.com
 - Fire Department open house being planned, date TBD

Liens & Foreclosures:

- 12 liens filed in December 2023
- 1 lien released
- Moving forward, to reduce confusion, a lien will be placed when dues are behind \$345. Previously, documentation stated that a lien will be placed when dues are behind 18 months. Stated as a dollar value or as a timeline, the dollar value is the same.
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Roads:

Completed:

- Oct 31 Cibola County completes installation of 2nd culvert.
- Cibola County leaves motor grader for winter maintenance
- McKinley and Cibola Counties grade roads Nov, Dec, Jan and March
- Dec. Cibola Co. started grading Rd. and putting down millings.
- 1st snow plowing Nov 30th 5+ inches.
 - Dec. No snow plowing, above average temperatures.
 - Jan. plowed several times 5+ inches.
 - Feb. plowed 2-3 times. Back drag ruts on several roads.
- BIA filled ruts November and December
- Burn pile burned Jan. graded and reopened Feb. 22nd
- Approximately 173 total hours of plowing

Equipment:

- Late November equipment plows and chains installed.
- November grader taken to JRL for repair of injection pump for major fuel leak.
- Ordered 330 gallons of red diesel fuel for equipment in Jan. filled gas cans for F-550 3 times.
- Kubota Joystick repaired, and Kubota plow cylinders ordered and replaced in-house.

Ongoing Work:

- Snowplow 38 miles of TRLA side roads thru March, April, and May
- Remove chains and plows on equipment in preparation for spring and summer season.

BIA: The Federal Government and Navajo Nation have put forward a Right-of-Way proposal for the entire United States. Supporters are hopeful that it will be approved and signed by the end of 2024. This proposal

will allow for right-of-way through allotted land; if approved Cibola County will have responsibility of the “orphaned” road between the cattle guards from Canyon Road to Timberlake Road.

Architectural & Maintenance:

- 1 Shed Plan Approved.
- 2 Garage Plans Approved.
- 3 Home Plans Approved.
- 2023 - 2024 CC&R (50 Active)
 - White propane tank, 43 on hold pending CC&R update.
 - Building in setbacks, 2 in review.
 - White water tank on lot, 1 in review.
 - RV on lot too long, 1 in process, 1 going to legal.
 - Heavy equipment on empty lot, 1 in review.
 - Building material on empty lot, 1 in process.

OLD BUSINESS:

- Camera System for Ranch House Update (Frank/Steve)
 - Instructions for accessing the Ranch House cameras is on the WebPage. Frank Bissell will facilitate access for landowners.
- Removal of Covenant Article IV Section 9 – Proxies for Annual Mtg
 - Removal of “tanks” addressed in the CC&Rs will be voted on after the Annual Meeting. It will take 51% vote of landowners in good standing to pass this change, if a 20% quorum is reached.
- Landowner Survey Results
 - The raw results of the recent Survey were reviewed. There was discussion regarding how to improve the results of future surveys by providing additional instructions. It is the Board’s intent to use the results of these surveys to direct board initiatives. It was recommended that a summary of the survey results, plus all landowners’ comments be posted to the WebPage for all to review.

NEW BUSINESS

- TRLA was named as Defendant in a civil lawsuit regarding disposition of the estate of a deceased landowner. TRLA was named in the suit because of a lien for past due dues. The Board will ask the TRLA attorney to respond to the suit. Between this issue and the future reverse mortgage foreclosure discussed in previous meetings, TRLA could stand to lose around \$3000.
- Timberlake Neighborhood Volunteers – Theresa Springer has volunteered to lead the TRLA volunteers and is looking for volunteers to participate in the fun.
- Continental Divide will begin tree trimming, a reminder that they have an easement of 10 feet on each side of the power lines. Wood will be cut and neatly stacked for landowners’ use.

LANDOWNERS COMMENTS/QUESTIONS:

- Can Zoom provide closed captioning?
 - This will be reviewed for potential.
- Can the TRNews WebPage be cleaned up, there is a lot of outdated information being provided?
 - Examples were provided, Julie Farrell will review again for removal of outdated materials.
- Can the Landowners vote on who will hold the positions of Board President, Vice President, Treasurer and Secretary?
 - This would require a change in the Bylaws and a vote of the landowners at a special meeting.
- Is there an application that needs to be completed to be nominated to run for the Board?
 - There is no application, the instructions to notify the Nominating Committee of your interest in running for an open position will be posted to the WebPage.
- What are the requirements to meet the Dark Sky Statutes for our area?
 - The actual Statutes can be researched on the NM State website. The TRLA Fire Station was recently reviewed for compliance with the Statute and passed.
- How can new landowners know how long members have been on the Board and what are accomplishments?

On TRnews WebPage under Business there are several years of End of the Year Reports and under TRLA Board is complete history of Board Members going back to 1990.

Adjourn: Ms. Armijo made a motion to adjourn, Mr. Wills seconded, and the motion passed at 11:48 a.m.