

TIMBERLAKE COMMUNITY CENTER  
MAY 27, 2023  
ANNUAL MEETING NOTES

## Registration

A sign-in sheet was collected for Landowners that did not mail in a proxy for voting. The sign-in sheet may be found for review with the mailed in proxies maintained in the TRLA office.

## Call to Order

- Opening of Meeting  
Ms. Armijo called the meeting to order at 10:32 a.m. and led the assembly in the Pledge of Allegiance. Due to a lack of a quorum the agenda was shortened to end the meeting prior to the lunch break.
- Establishment of Quorum / Election  
No quorum was reached (81 Landowners present via proxy or in person attendance). Ms. Armijo ran unopposed and therefore will fill the open position for the three-year term.
- Introduction of Current Board  
All Board members introduced themselves and provided an overview of their current roles.
- Approval of 2022 Annual Meeting Minutes by Membership  
As a quorum was not present the Minutes could not be approved.
- Year End Report  
A copy of the Annual report is attached hereto and becomes a permanent portion of the minutes. Each of the Board members provided an overview of their report.
- Board Appreciation Comments
  - Ms. Mary Rae was recognized for her 25 years of service as bookkeeper/ accountant for TRLA.
  - Trish Anderson and Frank Bissel were recognized for their volunteer activities in running Zoom for the meetings. And, Trish was recognized for her contributions to both the TRLA newsletter and the volunteer fire department.
  - Patrick Murphy was recognized for his assistance with a recent rescue effort in the Box S area.
  - Ms. Armijo recognized the representative from the Sherriff's Department and thanked them for their ongoing support.
- Q&A

- Landowners shared their thanks to the TRLA EMS team for their ongoing support of the Community.
- There was a question about a rumor that Verizon is building a cell tower that will support our community. It was shared that this is correct, however, no dates have been announced yet. It was also identified that OSO is on the path to provide cell service in our area as well as Continental Divide. Consequently, Landowners will eventually have options for cell service in the area.
- A landowner asked how many positions will be open on the Board in the next election. There will be 3 positions open in the 2024 annual election.

## Close Annual Meeting

The meeting was closed at 11:40 a.m. All in attendance were invited to enjoy lunch being provided by the volunteers.

# **TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION**



## **2022/2023 Fiscal Year's Report**

### **Board of Directors**

**Mary Ann Armijo**

**Julie Farrell**

**Joe Martinez**

**Judi McClelland-Murphy**

**Steve Stevens**

**Linda Pedersen**

**Steve Wills**



## TIMBERLAKE REMEMBERS

A few in our community have been lost to us in the last months. These souls were our neighbors, friends, present/past Board members, volunteers – fathers, mothers, husbands and wives. Some helped build, construct, cultivate, organize –

others were present to support and encourage. They all in some way left a mark in Timberlake and we are committed to their memory.



**JIM AMSLER  
JOHN MINNECI  
LUCILLE GIRON  
GEORGE SHAW  
ELVIN & LISA LEWIS  
DAN ST. CHARLES**

**DAN ST. CHARLES**

## Board of Directors Report

Board Meetings were held May through October 2022 and February through April 2023, minutes may be found on the TRLA Website. We are pleased with the increase

in participation that has been witnessed in the recent landowner meetings. It has been the Board's desire to be inclusive of and open to all landowners and their feedback. We have had multiple properties turnover and are excited about all our new neighbors.

Fiscal year 2022/2023:

- We have accomplished having more landowners attend in person meetings and via Zoom.
- With the rising price of goods and services our dues will remain the same this coming 23/24 fiscal year.
- We are working hard to get the BIA road assigned so that maintenance on the road will be improved.
- We met with both counties and have a good relationship with both county managers and supervisors.
- New reflective signs were added to Timberlake Road at no cost to TRLA.

Board Focus Moving Forward:

- Clean up CC&R language to make it more transparent, understandable and corresponds with Bylaws and Policy.
- Keep landowners involved and get information to them as requested.
- Getting more volunteers engaged in learning to be Board members by sitting on committees.

## **Commons Report**

During the past year the following has been accomplished:

- Replaced light timer switch with motion detection switch in Men's bathroom.
- Purchased 8 padlocks keyed the same to replace padlocks on all outbuildings.
- Purchased 200 new ranch keys from a new source, old source could not supply more keys.
- Cleaned out water valves in men's shower.
- Cleaned graffiti in men's bathroom.
- New Wi-Fi upgrade completed in ranch house.
- Repaired door sills in rock room and planed doors for proper operation.
- Ranch house opened April 1<sup>st</sup>.

## **Communications Report**

**Website:**

It is the Boards hope that the website is a useful tool when looking for information about the ranch. For example, Burn/No Burn Bans restrictions, sightings of our wildlife, Board Members info. Meeting dates, CC&R's and Bylaws, posting of

minutes after they are approved, financials, different forms that might be needed. The Timberlake Times newsletter, properties for sale, maps of the ranch, Volunteer info. So check out the trnews.info: <http://.trnews.info/index/html>.



**Timberlake Times Newsletter:**

The Timberlake Times is up and running again with help from Trish Anderson, who contributes to the “Makers of Timberlake”. The Timberlake Times has been a valuable source of information for many years, offering news, information, history, and entertainment. Going through past issues of the Timberlake Times paints a clear picture of our history, progress, and the people who live here. I hope future issues will continue to tell Timberlake’s story while providing valuable and helpful information. Ideas for content, photos, and questions are encouraged. Please say hello at [timberlaketimes@gmail.com](mailto:timberlaketimes@gmail.com), I’d love to hear from you!

**Timberlake and Rosie Alerts:**

When an important situation impacts Timberlake residents, (lost and found pets, bear/mountain lion alerts,) an electronic alert is sent to landowners in the Timberlake area. Landowners who wish to be included in this alert system should contact Julie Farrell or Linda Pedersen.

**Neighborhood Watch Alerts:**

When there is a crime, suspicious vehicles, or suspicious activity that impacts Timberlake residents, an electronic alert is sent to landowners in the Ramah area.

**Timberlake Ranch Facebook Page:**

You can now follow us on Facebook @ Timberlake Ranch, a place to meet your neighbors, leave feedback share pictures, or stories.

## DEMOGRAPHICS OF TIMBERLAKE RANCH AND LANDOWNERS

Timberlake Ranch community covers approximately 7000 acres in both Cibola and McKinley County. It is nestled in a valley surrounded by the Cibola National Forest (342,000 acres). There are five subdivisions: Cloh Chin Toh, Timberlake (Cibola) Unit 1, Timberlake (Cibola) Unit 2, McKinley Units 1---10, and Timberlake South for a total of 743 lots varying in size from 5 – 14 acres.

**Number of Lots according to Subdivision:**

Cloh Chin Toh: 93 (CCT 74 Common Land)

Cibola Unit 1: 65

Cibola Unit 2: 73

Timberlake South: 31

McKinley Unit 1: 52

Unit 2: 42

Unit 3: 46

Unit 4: 54

Unit 5: 45

Unit 6: 48

Unit 7: 51 (Includes Lot given to McKinley Co. for the Volunteer Fire Dept.)

Unit 8: 61

Unit 9: 54

Unit 10: 27

**TRLA Common Land:** There are five parcels of land in Cibola Country for a total of 333 acres. This includes the Horse Pasture, 100’ narrow strip running north of it, Field of Stream, and Lot 74 in Cloh Chin Toh Subdivision

along with the TCC Ranch House and surrounding acreage. In McKinley County there are 10 parcels totaling 912 acres. This includes land on north and south of the lake, a strip of land going north and south on which the bathhouse sits, and the area along the cliffs to the west

As of May 2023, Timberlake landowners (574) reside in 30 states and two foreign countries (England and Switzerland.) The top three states landowners come from are New Mexico (52%) Arizona (33%) CA (8%).

	2007-2008	2019-2020	2020-2021	2022-2023
Full Time	65	82	77	88
Part Time	10	18	21	30
Recreational	48	64	62	56
Vacant	3	5	2	1
Rentals		4	4	1
Under Construction	6	5	7	8
To Be Constructed in 2021			5	
TOTAL	126	173	175	184

## Roads Report

To start with I would like to thank the roads committee that helped maintain and improve the roads and equipment this very busy year: Jack Mansperger, Louie Munoz, Don Parry, and Tom Abbott. A very dedicated group of volunteers and part time employees. They were there to repair roads, culvert, gravel roads, grade, and drag roads and especially plow roads throughout the multiple snowstorms we experienced this winter. The fiscal year July 2022 through April 2023 the Association's general expenses for roads are as follow (Please refer to financials for specifics)

\$51,433.91 Gravel  
 \$4,396.30 Fuel-Red Diesel and gasoline  
 \$3,421.14. Equipment maintenance/repair  
 \$10393.96. Maintenance roads  
 \$7,400.00. Employee wages

For the 2023 season the Roads Committee is gearing up for the following:

- Inspect, grade, and drag all 38 miles of TRLA side roads.
- Prioritize roads that were damaged by multiple snowstorms and runoff from winter months.
- Repair and gravel all trouble areas identified.
- Continue a good working relationship with McKinley Co. and Cibola Co.

## Architectural and Maintenance Report Architectural Approvals

- 4 Sheds
- 3 Garage
- 3 Green House
- 2 Residences

## Architectural Requests in

- 1 Residence



## Review

- 1 Shed

## Closed CC&R 2022 - 2023 Summary

- 5 RV on lot too long.
- 2 Camping in shed.
- 2 Storing large equipment on empty lot.
- 1 Propane tank not painted or concealed.
- 2 Insufficient driveway culverts causing road damage.
- 1 Renting lot usage without residence.

## Pending CC&R 2022 - 2023

- 1 Exposed storage tanks
- 1 RV on lot too long.

## Treasurer's Report

		Budget	Actuals	Budget
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	Fiscal Year Budget	2022-2023	YTD 2022-2023	2023-2024
	<b>INFLOWS</b>		April 30, 2023	
<b>5009</b>	<b>Assessment Fees total</b>	<b>170,890.00</b>	170,890.00	<b>170,890.00</b>
5011	Woodland(Guest Members)		1,265.00	
5915	Key Income		108.15	
5920	Donations		175.07	
5930	Finance Charges		2,452.15	
	<b>TOTAL INCOME</b>	<b>170,890.00</b>	174,890.37	<b>170,890.00</b>
	<b>OUTFLOWS / EXPENSES</b>			
<b>Board</b>				
6050	Annual Meeting	500.00		600.00
6103	Insurance-Dir & Off	6,000.00	5,909.28	6,000.00
6140	Office Supplies & Exp	1,000.00	1,065.08	1,450.00
6160	Postage	1,500.00	76.21	1,500.00
6215	Subscriptions and Dues	11.00		10.00
6290	Mileage - Board Members	100.00		100.00
		<b>9,111.00</b>	<b>7,050.57</b>	<b>9,660.00</b>
	<b>Communcations</b>			
6130	Newsletter			250.00
6170	Website	500.00	452.55	600.00
	<b>TOTAL</b>	<b>500.00</b>	<b>452.55</b>	<b>850.00</b>
	<b>Financial</b>			
6010	Accounting	13,000.00	10,952.13	13,000.00
6020	Audit	-		
6030	Bad Debit	1,600.00		1,600.00
6250	Taxes - Real Estate	3,000.00	2,486.58	3,000.00
6260	Taxes - Income	1,500.00	103.00	1,500.00
	<b>TOTAL</b>	<b>19,100.00</b>	<b>13,541.71</b>	<b>19,100.00</b>
	<b>Legal</b>			
6110	Legal	500.00		300.00
6110.01	Legal - Casutt	4,000.00	482.10	4,000.00

6111	Lien & Notary Fees	500.00	(49.00)	50.00
	<b>TOTAL</b>	<b>5,000.00</b>	<b>433.10</b>	<b>4,350.00</b>
	<b>RANCH OPERATIONS</b>			
	<b>Insurance</b>			
6090	Insurance - Workers Comp	1,200.00	1,375.00	1,500.00
6100	Insurance - Liability & Bond	14,300.00	14,556.00	15,000.00
	<b>TOTAL</b>	<b>15,500.00</b>	<b>15,931.00</b>	<b>16,500.00</b>
	<b>Emp Wages &amp; Taxes</b>			
6310	<b>Wages</b>			
6310.01	Grader Time	250.00	162.50	250.00
6310.02	Brushhog Time	250.00		
6310.03	Snowplow	250.00	2,772.00	3,000.00
6310.04	Supervisor			
6310.06	Janitorial (W-9)	500.00		300.00
6310.07	Ranch Hand	2,500.00	3,585.00	5,400.00
6310.08	Dump Truck Maintenance	-		
6310.09	F550 Truck Maint.	100.00	175.00	200.00
6310.10	Grader Maint.	100.00	12.50	100.00
6310.11	Kubota Maint.	100.00	12.50	100.00
	<b>Total</b>	<b>4,050.00</b>	<b>6,719.50</b>	<b>9,350.00</b>
	<b>Taxes</b>			
6220	Taxes - FICA	500.00	514.05	700.00
6230	Taxes - Federal Unemployment	60.00	40.33	60.00
6240	Taxes - State Unemployment	40.00	22.19	40.00
6300	Mileage - Employees			200.00
		<b>600.00</b>	<b>576.57</b>	<b>1,000.00</b>
<b>DISC.</b>	<b>Buildings &amp; Commons</b>			
6150	Keys / Locks / Operating Supplies	75.00	1,239.40	
6180	<b>Building Main &amp; Repair</b>			
6180.01	Ranch House	2,000.00	2,514.55	2,500.00
6180.03				
6180.02	Bath House	1,000.00	180.00	2,900.00
6180.06	Equip Building			500.00

		2,000.00	37.78	
6181	Common Land Maintenance/Repairs	2,500.00	419.50	1,500.00
6181.01	Forest Fire Mitigation	5,000.00		0.00
6200	Janitorial Supplies	200.00	1,693.15	300.00
	<b>TOTAL</b>	<b>12,775.00</b>	<b>6,084.38</b>	<b>7,700.00</b>
<b>NONDISC</b>	<b>Equip Maint. &amp; Repairs</b>			
6070.01	Dump Truck	-	-	
6070.02	Grader	2,000.00	1,235.17	2,000.00
6070.03	Ford F550	900.00		900.00
6070.04	Tractor			
6070.05	Other	200.00		
6070.06	Kubota	4,500.00	2,186.00	4,000.00
	<b>TOTAL</b>	<b>7,600.00</b>	<b>3,421.17</b>	<b>6,900.00</b>
	<b>FUEL,OIL &amp; GREASE</b>			
6311.01	Gasoline	500.00	1,199.39	1,500.00
6311.02	Dyed Diesel	1,500.00	3,105.08	6,500.00
6312.01	Oil & Grease (Hydraulic Oil)	200.00	91.83	200.00
	<b>TOTAL</b>	<b>2,200.00</b>	<b>4,396.30</b>	<b>8,200.00</b>
	<b>ROADS</b>			
6190.01	Gravel	100,000.00	51,433.91	100,000.00
6190.02	Road Maint & Repairs	30,000.00	10,393.96	30,000.00
	<b>TOTAL</b>	<b>130,000.00</b>	<b>61,827.87</b>	<b>130,000.00</b>
	<b>UTILITIES NONDISC.</b>			
6270	Telephone	550.00	793.30	500.00
6280	Electric & Propane	2,500.00	2,084.99	2,600.00
6285	Internet (TCC)	-	-	
	<b>TOTAL</b>	<b>3,050.00</b>	<b>2,878.29</b>	<b>3,100.00</b>
	<b>TOTAL OUTFLOWS</b>	<b>209,486.00</b>	<b>123,313.01</b>	<b>216,710.00</b>



## **LIENS AND FORECLOSURES**

### **Starting the fiscal year 2022/2023**

Lots in arrears: 27 (4%) \$9,822.21

Liens Filed: 8

Liens Released: 5

Current Liened Lots: 4

\$482 in legal costs were incurred by TRLA as of April in Fiscal year 2022/2023.

### **Starting the fiscal year 2023/2024**

Lots in arrears: 44 (6%) \$11,993.93

7 landowners were notified that their lots were over three years in arrears for property taxes.

All landowners are encouraged to use the new TRLA service to pay association dues using their credit card. [cardx.com/pay-timberlakeranch.com](https://cardx.com/pay-timberlakeranch.com)



**And finally, the Board of Directors would like to thank the many volunteers and contributors who make this such a great place to live and play.**

**Zwerg, Jim and Carrie**

**Abbott, Tom and Kandy  
Anderson, Trish & Beissel, Frank  
Antosh, Rick and Pam  
Armijo, Duke and Mary Ann  
Aubuchon, Wade and Melinda  
Axtell, Sharon  
Brooks, Greg  
Carlson, Rose  
Daek, Lui  
Duncan, Barb & Librarians Melanie,  
Melissa, Lori , Carolyn and Carren  
Ellett, Karen and John  
Everhardt, Marilyn  
Farrell, Julie and Rick  
Hardison, John  
Haverstick, Charley and Judy  
Henderson, Mike and Shirl  
Jackson, Wally  
Kangas, Bill and Carren  
Lane, Melissa  
Mansperger, Pam  
Mansperger, Jack  
Martinez, Joe and Killarney  
Montoya, Danny/Pedersen, Linda  
Parry, Don and Joleen  
Ramm, Wayne and Nancy  
Ramm, Andy and Diana  
Schali, Ron and Rachel  
Stevens, Barb and Steve  
Wills, Steve and Nancy**



## **Timberlake Volunteer Fire Department**

**Andy Wilson, Chief/FF/EMT-B  
Billy Sanders, Asst. Chief/FF-EMT-B  
Julie Farrell, Capt./FF-EMT-B  
Wade Aubuchon, Capt./FF  
Mike Broderick, Lieut./ FF  
Kathy Waller FF  
Lesley Barbour FF  
Cheri Sanders FF  
Rick Farrell FF  
Dale Waller FF  
Trish Anderson FF  
Frank Beissel FF  
Melinda Aubuchon FF  
Rick Farrell FF  
Jim Craig FF  
Sheila Craig**

