

Timberlake Ranch Landowners Association

Meeting Minutes October 28, 2023, 10:00 a.m.

Pledge of Allegiance

Mr. Don Parry led the assembly in the Pledge.

Call to Order

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

Introductions – The Chair noted that there were no new landowners present.

Landowners Present: Trish Anderson, Duke Armijo, Sharon Axtell, Rose Carlson, Jim Craig, John & Laurie Gurley, Cecil & Melissa Lane, Don Parry, Ron Schali, Barb Stevens, Nancy Wills.

Zoom Attendance: Susan Ackerman, Pam & Rick Antosh, Frank Beissel, Sheila Craig, Jeff Davenport, John & Karen Elliott, Julie & Rick Farrell, James Henson, Carren Kangas, Veronica Lambert, Tracy Lange, Julie Lee, Killarney Martinez, Maria Mendez-Young, Wayne Ramm, Jody Seagert

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

Approval of Minutes

Ms. Armijo made a motion to approve the September 16, 2023 minutes, Mr. Wills seconded and the minutes were approved.

Treasurer's Report

	INCOME	
Assessment fees collected current month		\$357.43
Assessment fees collected YTD		\$173,476.37
Assessment fees outstanding		\$2,586.37
	EXPENSES	
October expenses		\$26,164.85
YTD expenses		\$85,416.18
Wells Fargo - Deposit		156,509.49
Wells Fargo - Checking		17,909.07
Wells Fargo - Well Contingence Fund		6,534.72
Wells Fargo - Road Repair/Contingency		44,645.00
		255,598.28

REPORTS:

Commons

- Prepping fence for painting and painting fence
- Working Road Signs on West side of Timberlake
 - Installed signs on 5 of 7 intersections
 - Working on last 2. (need to be routed)

- Conduit installed across parking area between Ranch House and Equipment Shed for camera install.

Communications August Meeting Minutes posted.

- Trish sent out amazing Newsletter!
- Sent to Wayne to post.
- Sent Mary Ray a new address of landowner after looking for two years.
- Bath House and RH closure on 11.1.23 posted on website
- Sent Agenda and Sept Financials on 10.15.
- Change of Board Mtg date posted and sent to Robyn Cox for Zoom.

Fire Dept.

- Memorial for Bill Wolford went well
- Tall Grasses/Flammable vegetation – need burn permit
- Burn pile pushed up and someone dumped there load in middle of road.

Liens & Foreclosures

- 14 Letters sent to landowners
- 8 Current Liens
- 12 Potential Liens after November 8th

Roads

- Work Completed
 - Burn pile pushed up several times. Some landowners have requested brush pile be left open longer this year.
 - Dragged and graded No mans and Lakeview Drive for gravel preparation.
 - Prepped and drag all side roads for winter and some for base course gravel through September and October.
 - 25 belly dump loads of gravel delivered and spread on several inner roads on October 9th.
- Equipment
 - Dump truck in for tire rebalance.
 - Prepping all equipment, dump truck, Kubota and John Deere grader for tire chains and snowplows between now and mid-December.
- Ongoing Work for October and November
 - Winter prep for equipment and roads.
 - Order winter fuel.
 - Cibola County to begin graveling road, with major work to begin in the spring 2024.

Acknowledgements for 2023

Road crew Jack Mansperger, Louie Munoz

Volunteers, Tom Abbott, Don Parry, Rodney Ferran and Wally Jackson for tree removal.

BIA

- Orphaned Road addressed with Cibola County
- Maps, letters, and documents sent to Navajo Nation for consideration
- Allotted property across road leans towards Navajo Nation ownership
- More than just our road is being discussed by Cibola County and Navajo Nation. Team believes progress is being made.

Architectural & Maintenance

- No Plans Approved
- 2023 - 2024 CC&R Summary
 - White propane tank - 43 on hold pending CC&R update.
 - Shiny, reflective roof - 6 closed - white roofs were matte white, not reflective. 3 in review
 - Building in setbacks - 1 closed - setbacks met. 1 grandfathered in. 2 in review.
 - RV on lot too long - 2 closed – 1 with agreed action plan. 1 in process
 - Property marker removed - 3 closed - orange are not official property markers
 - Vacated realtor signs - 2 closed - signs removed. 1 in process.
 - Camping in shed - 1 closed - response accepted
 - Heavy equipment on empty lot - 1 in review
 - Building material on empty lot - 1 closed - material removed. 1 in process

OLD BUSINESS:

Camera System for Ranch House Update

- 6 of 9 cameras are up and functioning. The last of cameras to be installed next week.
- Link on Website for landowners' visibility (limited camera views). Link automatically closes after 5 minutes.

McKinley County Property Taxes on Commons Update

Ms. Pedersen provided an update on property taxes for Commons areas. Protests were filed for increased taxes on two properties in McKinley County and one in Cibola County. No responses have been received to date regarding her requests for review.

Removal of Covenant Discussion

After review and discussion on removing references to “tanks” in the CC&R’s, it was recommended that after the Annual Meeting a special meeting be held to obtain a quorum vote on this recommended change.

Landowner Survey

Mr. Shali has continued to work with the Board to develop a landowner’s survey. This will soon be distributed in an effort to gather feedback from owners on topics ranging from demographics to projects/services that the landowners would support in the future.

NEW BUSINESS:

Public vs Private Roads in Timberlake Ranch

Ms. Pedersen identified that while Timberlake Road is a public road, all side roads in the Community are private roads. A discussion ensued regarding hunters tracking wild game into the Community and that authorities (Fish & Game) should be called if this should be encountered.

LANDOWNERS COMMENTS/QUESTIONS:

It was suggested that signs be created for the Burn Pile that is adjacent to the Ranch House.

Adjourn

A motion to adjourn was made by Mr. Wills, Mr. Stevens seconded and the meeting adjourned at 11:12 a.m.