

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

MARCH 14, 2026

Call to Order: President Mary Ann called the meeting to order at 10:00.

Board Members Present: Mary Ann Armijo, Judi Murphy, Joshua States, Diana Ramm, and Frank Beissel. Marv Springer, and Craig Johnson were excused. Don Parry was present as proxy for Marv Springer.

Landowners' Present: Joe and Killarney Martinez, Julie Farrell, Jim and Sheila Craig, Tom Abbott, Sue Gallager, Susie and Jeff Gardner, Laurie Gurley, Leo and Dana Barnes, Sheri Sanders, Richard and Rozanna Hollabaugh, Duke Armijo, Wade Aubuchon, Gaya O'Neall-Deak, Lui Antal Deak, and Lavona Babbitt. Liz Carlier and Trish Anderson were present as Zoom Meeting operators. One (1) unverified signature on the sign-in sheet appears to be Amala Colt, at either 4 or 6 Sunflower Drive.

Zoom Attendees: Ben Burkland, Don Auger, Henderson (?), JoAnne's Weing...(?), John and Karen (?), Juliann Schleund...(?), Laura Richter, Pamela Adams, Ron Schali, rscar (?), Teresa Springer, Wayne (?), Rhett and Sarah Renoud (email confirmation).

Call for additions to agenda, hearing none, proceeded with meeting.

Welcome and Introduction: Call for the room attendees to introduce themselves. Board members introduced themselves.

10:06 Approval of Minutes: A motion by States and second by Parry to approve the October 2025, meeting minutes. A unanimous approval was made by the Board.

10:10 REPORTS:

Roads: Joe Martinez presented the roads report for Craig Johnson

- Continue with road maintenance throughout the winter.

- Equipped Tractor and Truck with chains for snow removal.
- Removed wildlife carcass, due to vehicle damage, for disposal.
- Cleared fallen tree debris impeding the roads during heavy winds.
- Repaired Ranch House parking lot vandalized by careless driver.
- Assisted Fire Department with the burning of the Slash pile. Provided daily monitoring from multiple viewpoints and cameras.

Cibola County Sherrif

- Sherrif Diaz and Deputy M. Henry addressed the Landowners. Increasing patrols along the Cibola County roads.
- Cibola County has enacted a fire ban. All previously issued fire permits have been revoked.

Commons and Architectural: Don Parry presented the report for director Springer.

- Four (4) sheds approved.
- One (1) Residence approved.
- One (1) Barn/Garage building not approved.
- Ranch House water turned on for the season to allow meeting attendees to use the bathroom.
- Architectural Committee is now the following members: Don Parry, Joshua States, Jim Craig, Don Auger.

VP Report: Director Diana Ramm presented Liens and Foreclosures

- No new liens filed
- Three liens released
- One foreclosure pending.

Fire Department: Captain Farrell presented the report.

- Several trainings for wildland fires, several members certified.
- Firefighter Mark Reynolds certified in chainsaw.
- Starlink mini units used in trainings for remote areas.
- New burn pile process. Smaller piles and more frequent burns.

Elections Committee Secretary States presented the Elections Committee report.

- Voter Designation Forms (VDF) have been sent to all Landowners. Due by March 31, 2026.

- FAQs presented and answered about the VDF.
- Nominations Committee is Roxanna Hollabaugh, Laurie Gurley, and Randy Palmer. One meeting to discuss the nominations process on March 12. Next meeting after we receive all letter of intent to run for the one (1) open director position.
- Letters of intent to run for open director position are due to the Secretary by April 15, 2026.
- Call for volunteers to man the election in May. Send request to TRLA Secretary email.

CC&R Committee: Secretary States presented the CC&R report.

- Old Complaints: One (1) complaint moved to Notice of violation.
- New complaints: Two (2) new complaints, one closed for compliance, the other is being monitored. (RV with 6-month time limit)
- Call for committee volunteers to continue working on revising and updating CC&R document. Send request to TRLA Secretary email.
- Awaiting legal review of previously submitted potential revisions.

Treasurer: Treasurer Judi Murphy presented the Treasurer's report.
(Spreadsheet to be added after I receive it)

- The audit report has no issues reported by auditor.

Communications and Trails: Director Biessel presented the Communications and Trails reports.

Trails and Commons Land

- 2025 FHI grant completed and inspected by NFS. Expecting reimbursement for 80% of cost.
- FHI Grant for 2026 discussion of increasing the grant area to 20 acres rather than 10 acres. Motion by Parry to increase area, second by States. Unanimously approved.
- TRLA Stewardship Plan allows individual landowners to apply for similar clearing on privately owned lots.
- A portion of the Timberlake Point trail was constructed on Forest Service land in violation of federal law. Will be scheduling a meeting with NFS team to survey the trail and discuss options.

Communications

- Roxanna Hollabaugh will be working to update and maintain the Association website.
- Call for volunteers to run the Association Zoom meetings. Send request to TRLA Communications email.

Old Business: President Armijo presented:

- Legal updates on two lawsuits. Pehrson lawsuit has had a trial date set for September 2026. Pederson et. al. lawsuit had plaintiff's request for injunction denied. Court is now considering the Association's request to dismiss.

New Business: President Armijo and Director Biessel presented.

- Mary Ann's position is open for this year's election. She has not decided whether to run again.
- President Armijo announced a strategic planning meeting for April 11, 2026. Meeting in Ranch House Rock Room starting at 09:00. All Landowners are welcome to submit ideas, either in-person or by email, for a 5-year strategic plan for subdivision development.
- Director Biessel announced his intention to resign as Communications Director to avoid any potential claim of a conflict of interest now that he is a licensed Real Estate Broker. The Board will discuss and appoint a replacement once official resignation is submitted.

Landowners' Questions and Comments:

- Question on old road signs being replaced with newer, reflective signage throughout the interior roads. Will be discussed as part of the strategic planning session.
- Several landowner comments on creating unity and avoiding division, especially concerning negative social media posts.

12:42 Motion to adjourn, seconded and approved.