

TRLA Meeting Agenda April 23rd, 2022

FIRST ZOOM MEETING

1. Pledge Of Allegiance
2. Call To Order by Mary Ann at 10:00 am
3. Introduction of Guests : Barb Stevens, Nancy Wills, Melissa Lane, Cecil Lane, Don Parry, Duke Armijo, Joe and Killarney Martinez, Danny Montoya and Linda Pedersen, Rick and Pam Antosh, Carren Kangas, Michele Leoni, Pam Manaperger, Greg Brookes, Wayne Ramm, John and Lisa Martinez, Kirch and Jane French, Darlene Thomas, Rosemary Carlson, Ron Schali, Rick Farrell, Rich Hastings, John ?????, Andy and Diana Ramm, Jeff Wadell, John and Karen Ellett, Pamela Adams, Serafina Loules, Dave and Marti Waters. 5 landowners were logged onto Zoom..
4. Board Members present: Mary Ann Armijo, Judi Murphy, Julie Farrell, Charley Haverstick, Steve Stevens, Sharon Axtell
5. Request Additions or Deletions to Agenda Introductions –None
6. Approval of Minutes from March 5th, 2022 – Judi made a motion to accept the minutes, Charley seconded, approved.

7. Treasurers Report Steve S. –

8. Treasurer's Report March 2022		
Wells Fargo – Deposit		102,369.67
Wells Fargo – Operating		36,113.86
Wells Fargo –Reward Fund		1,525.16
Wells Fargo – Savings Account		
Road Repair Fund		44,917.33

Total		184,926.02
Outstanding Dues		
Accounts Receivable 19/20		286.38
Accounts Receivable 20/21		1,340.09
Accounts Receivable 21/22		12,447.31
<i>Total Outstanding Dues</i>		14,073.78

Steve reported that the Board held a budget meeting. Major change on the budget is an increase for Roads and Gravel. Steve made a motion to accept the budget, Julie seconded, approved.

Credit cards are now accepted for dues. Info is on the website – Cardx.com. there is a 3.5% fee charged to your card and a receipt will be sent via mail. We are not accepting debit cards. If you have any problems, please contact Steve at trlatreasurer@gmail.

Committee Reports:

1.Commons Report Charley –

- The renovation of the Bath House plumbing system has been completed, so now we have a water filter, an “on demand” hot water heater unit and both showers have hot and cold water faucets. The cracked/leaking urinal and the sink faucets in the men’s room which was not functioning properly have been replaced.
- The water system was turned back on as usual on April 1st and at that time it was determined that the flush valves in the toilet stools in the Ranch House and the Bath House were clogged up and taking a long time to refill the tanks. New valves have been bought and installed in all the water closets.
- Cleaning of the Bath House showers/toilets has been done, as well as the Ranch House & Rock Room, although with all the wind, dirt has infiltrated the areas and it appears door sweeps/weather stripping is needed at all openings. Perhaps caulking around windows will help to control the problem as well.

- It has been noted by the person doing the cleaning that dogs have been brought into the showers and porch areas and a lot of dirt and an “accident” have happened, so a “no dogs” sign will be posted in these areas in the hopes of stopping this from happening in the future.

2. Communications Report Julie – She asked Rosemary Carlson if she was able to find the equestrian trails. Rosemary said she has.

Wayne and Julie met for posting/changes, application for new board of directors, newsletter position filled, enlarged application, February and March financials. Thank you to Trish Anderson for the Newsletter.

3. Fire Department Report Julie - The Fire Department took a 3 day class on Wildfires. The No Burn signs are up and burn permits will not be given. Members of the FD had physicals and are healthy. Julie would like the landowners to put together important items that they can pick up and leave in case of an evacuation. These items should include: paperwork, dog food, clothing, food items, electronic items, etc. We are station 55, when you call 911 for Cibola, it might go to Grants. Tell them that you live in Timberlake and Station 55. Sign up for Code Red on the McKinley website. You will get notifications and government alerts (OEM)- a ding on your phone for mandatory evacuation. There are only two ways out. Julie requested from the Board to approve the purchase of Evacuation Route Signs. Sharon made a motion to allow Julie to purchase said signs, Judi seconded, approved.

4. Liens and Foreclosures Report Judi – Judi will place a lien on one property this coming week and will send out 3 demand letters. There are 42 late notices from accounting, 10 paid in full. Total of 54 accounts behind in dues right now. Some addresses and emails have been bad, please update this information. A good place to update this will be at the Annual Meeting when you sign in. You can also email Steve and he will check your information for you.

5.Roads Report Judi – Judi went out for bids on gravel and C&E is the lowest so we will continue to use them. Board approved an increase in budget for gravel. All roads are being evaluated. Tractor is being repaired and will get new tires. The committee has been dragging the BIA regularly. Michele Leoni as if it was in the budget to water down the roads, Judi said NO. Rick Antosh as if the committee was going to look at the culverts and Judi said yes.

6.Architecture / Maintenance Report MaryAnn – Steve W is the chair of this committee and approved a shed and is working on a modular home, and extended the time for a house being built. The extension is due to trouble getting materials. Steve asked to take a shed/carport request to executive session.

Old Business:

1. Mailbox Cluster update - Mary Ann stopped by the post office and was informed that the post office can't get anyone out here to set the cluster up. Mary Ann called the 800 number and put in a work order and they will call her and she will continue to follow up.
2. Process an Election of new board members /Update Sharon – There are 11 candidates for the 4 open positions on the Board. Voting material will be sent out by May 2, please read the material carefully. Landowners get one vote for each lot they own, so if you have 6 lots, you can vote for 4 people 6 times. Names of candidates were not mentioned due to Sharon forgetting.

3.

New Business:

1. Discussion- Discharging of firearms within TRLA Boundaries.- Deputy Lee from McKinley Sheriff's office cited McKinley Criminal Code – 30-7-4, that you cannot discharge a gun within 150 yards of a building. This is a petty misdemeanor. Question was asked what we can do to slow down

traffic on our roads. Deputy Lee shared that the department is down 10 officers, but he will try to get more units to patrol out here.

2. Donation of Big Screen TV – Pastor Dale of the Cowboy Church wanted to donate this TV for allowing the church to meet in the Ranch House. The volunteers are going to buy a stand for it and it will stay in the Rock Room. The TV will be used for church service and there is talk of possible movie nights. The stand will elevate it and be able to be moved around. Steve made a motion to accept the TV from the Cowboy Church, Charley seconded, approved.
3. Street signs for Timberlake – Mary Ann hasn't heard from McKinley on Timberlake signs. They have requested photos of the road signs now and need all of the road names. Mary Ann stated that after Timberlake is done, the Board can look into the cost of signs for the inner roads.
4. Julie shared that your lot number is not your legal address. You can go to the McKinley County Assessor with you paperwork on your lot and you will get a fluorescent number to put on a t-post where emergency units can see it.
5. Upcoming Annual Meeting – Mary Ann asked Nancy Wills if the volunteers are buying the food for the meeting. Nancy said that the Board buys the food and it would be great if landowners would bring a side dish to share. Linda Pedersen shared that the supplies in the Ranch House are getting low and need to be replenished. She suggests taking inventory and TRLA buys the products.

Comments and Questions From landowners -

Ron Schali – Only 10 acres for fire mitigation this year utilizing the FHI grant money for the commons. The total is \$14,125 – State reimburses - \$9887.50 and TRLA only ends up paying - \$4237.50 The work in the commons area is headed towards the lake. The wood that comes off the commons will be

available to the landowners, but access will be a problem. The Board will have to figure out the access.

Michele Leoni as about a budget item for buying solar lights to put up on the TRLA arch as you come on the ranch. We will take donations for the solar lights.

Recycling was brought up as Zuni is not recycling now. Tom Abbott shared that the Ramah transfer station take cardboard only. Don Parry shared that Grants and Gallup do not take recycle for money. No real resolve on recycling.

After the tractor problems are resolved, Louie will start on the side roads.. A hydraulic press was purchased to fix the bent culverts.

Steve W asked if anyone would put their name/number on the list at the well for campers to get well water? He also asked if the Board would order more keys. Charley shared that it was 50 gals/day for campers only. The water is not potable.

Steve S shared that Wayne Ramm was very helpful in getting the credit card set up

Ron Schali asked if the Board had come up with a plan for the commons?. It is still in discussion by the Board.

A question as to where the commons are was brought up and it was suggested that an 11 x 14 be laminated and put on the porch.

Linda P. asked how many covenant violations there were. Judi shared that Julie Ferrell is the CC&R Committee Chair and would be able to provide the detail; due to a FD emergency, she was called away from the meeting.

Danny requested a separate account on how much money we've put into the BIA road.

Joe M. shared that ATVs are being ridden on private land that was cleared/widened under the power lines. Mary Ann said to get CDEC to put up signs. CDEC easement is 10 ft..

Charley made a motion to adjourn, Steve seconded, approved.

Adjourn