

**TRLA ANNUAL MEETING  
TIMBERLAKE RANCH COMMUNITY CENTER  
MAY 25, 2024**

**10:30 Call to Order**

The meeting was called to order by Vice President Armijo.

**Opening of Meeting**

Accolades were given to Linda Pedersen and Steve Wills for their many years of service and contribution to the TRLA Community. Ms. Armijo thanked both the Sherrif's from McKenley and Cibola Counties for attending the meeting. Both Sherrifs identified that there had been on incidents requiring their attention in TRLA the past year. And, that as a reminder, they will be patrolling the roads to ensure the speed limits are followed for the safety of the Community.

**Establishment of Quorum**

Ms. Murphy received from the Elections Committee Chair and announced that a quorum had been established.

**Introduction of Board & Guests**

Ms. Armijo introduced the seated Board members starting with Mr. Stevens, Mr. Martinez, Ms. Murphy, and Ms. Farrell. Next Ms. Armijo thanked the entire Elections Committee for their dedication and service; led by Ms. Gaya Deak. The Committee spent any hours ensuring the integrity of the election process.

**Approval of 2023 Annual Meeting Notes**

The notes from the 2023 Annual Meeting were ratified by the Board.

**Presentation of Board of Directors Year End Report**

Each of the Board members, in turn, reviewed sections of the Annual Report; Commons, Finance, Communications, Fire, and Roads. Special mention was given to the Roads Committee members, Mr. Parry, Mr. Mansberger, and Mr. Abbott.

**Introductions and Brief Addresses from Candidates Q&A**

The candidates for open Board positions were provided the floor for introductions and a few words to the assemblage. Mr. Beissel started, followed by Mr. Pehrson, Ms. Forsyth, Ms. Ramm, Mr. Springer, Mr. Johnson and Ms. Murphy. Ms. Armijo thanked them all for their interest in serving the Community.

**Landowner Questions / Concerns**

Ms. Armijo opened the floor for questions.

- 1) A question regarding the waterline installed across one of TRLA roads was raised. It was identified that the landowner responsible for the work ensured that the road was restored to its original condition. No TRLA liability or interruption of access were incurred by the work performed.
- 2) Another landowner asked about the potential of widening some of TRLA roads as it is difficult for more than one car at a time to pass. Mr. Martinez identified that such a project is not in the current budget, but that it could be considered for the future. Perhaps better signage or other alternatives can be offered, he will take a look at the roads for what can be offered.

**11:25 a.m. Recessed for Voting and Lunch**

Prior to recessing for lunch Ms. Deak asked if there were any in the assembly that had yet to vote. She announced that the Elections Committee volunteers would be available until Noon on the porch if there were any last ballots to turn in.

**1:25 p.m. The meeting was called back to order.**

Ms. Armijo thanked Ms. Teresa Springer and all the volunteers for their work in presenting a wonderful lunch.

### **Announcement of Election Results**

Ms. Armijo called for the Elections Committee to deliver the count. The count was delivered by Ms. Deak to the Secretary of the Board who announced the votes as follows:

Mr. Frank Beissel	-	170 votes
Ms. Tiffany Forsyth	-	99 votes
Mr. Craig Johnson	-	96 votes
Ms. Judi McClelland-Murphy	-	221 votes
Ms. Diana Ramm	-	167 votes
Mr. Marv Springer	-	69 votes

Therefore, the three open Board positions were duly filled by vote of the landowners.

### **Adjournment of Annual Meeting**

A motion to adjourn was made by Mr. Martinez and seconded by Ms. Farrell, the motion carried.

## **Call to Order of Special Meeting of the Association per ARTICLE II Section B of the Amended & Restated Bylaws of Timberlake Ranch Landowners Association.**

Purpose: Removing Article IV Building Restrictions Section 9: Tanks & Receptacles of the Second Amended & Restated Declaration of Covenants, Conditions, and Restrictions.

### **Establishment of Quorum**

Ms. Murphy identified that a quorum had been established.

### **Discussion**

- Ms. Armijo asked for a reading of the proposed amendment. Ms. Murphy read the amendment, a copy of which is attached and becomes a permanent portion of these minutes.
- Ms. Armijo asked if there were any questions or concerns.
- Ms. Deak asked if there were any last votes to be cast.
- Being none, Ms. Armijo asked for the vote.

### **Vote**

Ms. Deak delivered the vote and it was announced as follows by Ms. Murphy.  
Yes, to amend the CC&Rs – 242 votes  
No, to not amend the CC&Rs – 41 votes  
The proposal passed by vote of the landowners.

**Adjournment – The meeting was adjourned at 1:55 p.m.**