

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

ANNUAL MEETING

MAY 24, 2025

Call to Order: President Mary Ann called the meeting to order at 10:31am.

Landowner Don Parry: Recites what Memorial Day means to him.

Pledge of Allegiance: Lead by Landowner Len Waterworth.

Landowner/Election Committee Chairperson Laurie Gurley: Announced a Quorum has been established.

Welcome: President Mary Ann Armijo

Introduction: All board members introduced themselves.

Board Members Present: Mary Ann Armijo, Don Parry, Joe Martinez, Frank Beissel, Craig Johnson, Judi Murphy. Vice President, Diana Ramm attended by ZOOM.

Landowners' Present: listed on the sign-in sheet.

Zoom Attendees: listed on the sign-in sheet.

Approval of Minutes: A motion was made and second to approve May 25, 2024 annual meeting minutes. A unanimous approval was made by the Board.

REPORTS:

Communications: Director Frank Beissel reported the following –

- New Website was up and running and adding content continuously.
- Email updates were requested of the current 740 lot owners with roughly 200 Landowners not having valid email addresses.
- HOA fees can now be paid online.

- New ZOOM equipment was purchased and now owned by Timberlake Ranch. Equipment is stored in a safe.
- Roxanne Hollerbach, Robin Cox and Traci Lange were acknowledged for their tremendous support.
- All trail heads are open for landowner use.
- Waiting for lawyer definition on Equestrian/Hiker use.
- Due to prior commitments the FHI (Forrest Health Initiative) Grant will be pushed off until fall 2025.
- Trail Crew was given permission to proceed in the common areas.

Commons: Director Don Parry reported the following –

- 3 Propane tanks were painted light tan.
- Shower heads were replaced in the Ranch House Bath House.
- Water spicket was damaged and replaced.
- Replaced light fixtures in the Ranch House Library.
- Water filters were replaced in the Bath House monthly.
- North Lake Gate tension cable was replaced to aid with stability of the gate.
- Installed new toilets in the Bath House.
- Rebuilt leach field with dirt to help prevent lake water from reaching the field.
- Installed new heater in Bath House.

Roads: Director Joe Martinez reported the following –

- Roads committee was acknowledged – Tom Abbott, Don Parry and Jack Mansperger.
- 1600 tons of gravel was delivered during the 2024-2025 fiscal year for the back roads of Timberlake.
- Burn pile was pushed up weekly – waiting for optimum conditions to burn.
- Supported Cibola County with their chip seal project of Timberlake Road.

Treasurers: The treasury report was presented by Ms. Judi Murphy.

INCOME

Assessment fees collected current month	\$4,967.68
Assessment fees collected YTD	\$175,857.68
Assessment fees outstanding	\$16,681.78

EXPENSES

April Expenses	\$1,129.41
YTD Expenses	\$106,914.39

Wells Fargo – Deposit	\$189,988.49
Wells Fargo – Operating	\$18,134.52
Wells Fargo – Well Fund	\$6,537.36
Wells Fargo – Savings	<u>\$44,663.00</u>
Total	\$273,491.42

Liens & Foreclosures:

- None reported

Fire Department: Captain Jullie Farrell reported the following –

- Timberlake Volunteer Fire Department has 10 fire fighters at this time.
- Nightly patrolling due to complete Fire Ban.
- The new Siren will be tested monthly on the 1st at 1:00 pm. Siren will be utilized during the “GO” Mode.
- Hydrate – 90% of response calls are due to dehydration.
- DNR (Do Not Resuscitate) forms should be placed of refrigerators if this is your request. Fire Department will do their best to resuscitate if a form is NOT filled out.
- Question was asked about using Chainsaws during the Fire Ban – can be used if winds are 10 mph or less. Use common sense.
- Question was asked about cooking outdoors – can propane be used? YES. Charcoal? Small and be responsible.
- Question on the McGaffney Fire – Totally Contained.

Architecture Committee: Director Don Parry reported the following:

- Reminded the Landowners who were the Architecture Committee members – Landowners John Gurley, Tom Abbott and Don Parry.
- Reviewed many plans throughout the year to include House builds, Sheds, Garages, Solar, Porches and Pole Barns.
- Thanked all the Volunteers for their support throughout the year supporting the many activities on Timberlake Ranch.

President Mary Ann Armijo took this time to recognize Landowner Steve Railsback for his contribution to cleaning the community roads throughout the year. She also took this time to introduce all the candidates who were running for the board and asked each to stand and introduce themselves and give a little statement as to why they were running for the board. A question was asked to each about their feelings on the trails system. All were answered in the affirmative. A question about what skills each would bring to the board – All answered to the best of their ability. Mary Ann also expressed her desire to conduct a 5 Year Strategic Planning meeting in August

President Mary Ann has requested a recess for vote counting and presentation of the final results. The meeting recessed at 11:51 am.

President Mary Ann called the meeting back to order at 1:15 pm.

Sherriff Larry Diaz was introduced to the Landowners', and he gave a small speech about Cibola County's support to Timberlake Ranch.

New Business: Results of the elections delivered by Laurie Gurley – Elections Committee Chairperson –

Don Auger	87
Joshua States	121
Craig Johnson	142
Marv Springer	109

No further questions or comments, a motion was made and second to adjourn. The meeting adjourned at 1:24 pm.