

**TRLA BOARD MEETING
TCC RANCH HOUSE – 10 A.M.
JULY 16, 2011**

ATTENDANCE: Board members Eileen Domer (by speaker phone), Linda Pedersen, Don Parry, Jerry Toellner, Dale Spencer, Rheff Renoud and Mary Jo Wallen.

Introductions & Announcements: None.

Linda Pedersen called the meeting to order at 10:07 a.m. Quorum established.

Secretary's Report – Linda for Mary Jo

The April 16th meeting minutes were approved after the Annual Meeting on May 28, 2011.

Treasurer's Report - Eileen

Eileen presented the following for the May report:

- Income = \$989.96
- Expenses = \$3,301.00
- Balance in 4 Bank accounts = \$164,726.47
- Two lots owing over \$1,000 are with the TRLA's legal counsel. Three more will be sent to the lawyer if no payment is received during the next six months. 39 lots are late 1-4 years.

Year-end June report has not been finalized yet so no Income or Expense figures are available. However, the following was reported:

- Balance in TRLA's four Bank accounts on 7/15/11: Deposit = \$56,908.83; Blue = \$44,947.59; Reserve = \$1,520.13 and Contingency = \$85,819.20 for a total of \$189,195.76.
- Association dues Invoices were sent out 7/1/11.
- Will transfer \$37-38,000 from the blue (deposit) account to the pink (savings) account. If landowners paid half of their dues, we would collect \$85,445 in July, 2011. Between July 1 and July 12th, \$25,173.84 has been collected.
- Question was raised about money left over from previous year gravel account (Can it be used for gravel this fiscal year?) Answer: At the end of the year the total balance in each line item makes up our carry forward, which is put in the deposit account. Once the financials are finished, we plan to leave \$19,000 from the previous year in the blue account or two months' worth of expenses.

Collections:

- Foreclosure: one account paid in full with reimbursement of lawyer's fees. Two foreclosures are still outstanding.
- Two more accounts are now over \$1,000 and notices will be sent out.
- Twenty lots are delinquent over two years and 16 delinquent two years.
- Payment reminders will be sent to Woodland lot owners.
- Talked to Mr. Banner about TRLA's recourse regarding the collection of fees from a Woodland lot owner who has not paid.
- Two liens had to be redone (incorrect liens released then two correct liens refilled).

Roads Report - Jerry

Jerry reported that now that we've had some moisture work can begin again on Oak Drive. Next week trees will be trimmed, road graded again and gravel on Blackbear. Gravel was placed on Halcon as well as some ditching, but because of last week's rain, some shovel work will be needed. Culebra needs ditching and gravel from Wills' driveway to Bobcat will be completed since one landowner intends to be here full time and another is part time. A couple of loads of gravel are needed at the bottom of Hilltop (full time landowner). Jeremy has been getting calls, which should be referred to Jerry. Priorities for gravel remain: (1) full time landowners (2) landowners with a house who are part time (3) vacant lots. Gravel is also needed on Cottonwood past Garcia's house down past Reinstra's and Lashley's houses (part-time). Contingency fund can be used when we have an emergency (flooded areas).

Because of the drought conditions we haven't cut any trees at the lake because of the fire potential. Jeremy will clean up around the Ranch House next Tuesday and Wednesday in anticipation of two events being held next weekend at the Ranch House. Donny has some treated wood that can be used to put under the wagon and farm equipment located by the septic system to prevent the wheels from sinking into the soil.

It was agreed that we would continue to gravel as many roads as possible before spending money on a building to house our equipment.

Jerry is Jeremy's supervisor.

Architectural/Maintenance Report - Linda

- One building plan was submitted in June on Culebra.
- Three covenant violations closed between May thru July. One covenant violation is partially closed and on a compliance program.
- One metal building is to be painted by the end of July.
- Six lots have potential problems (five trailer storage issues greater than five months and one abandoned foundation).
- Need follow-up conversation with CID as information from landowner is that they no longer require a permit for 200 sq. ft. sheds. Rhett indicated he could get a copy of the letter issued by Santa Fe.

Commons - Donny

Donny reported that the floors have been finished (except for baseboard by the office). Insulation in the Ranch House was completed 7/15. Farm equipment and wagon donated by Joty Baca was put in place by the septic area and look nice. Put the cable back on the eye on the north side of the lake gate, but it needs to be adjusted (Donny will finish). Three of the sound boards made by the volunteers have been hung in the Rock Room. Vent over the stove is done, but light over sink still needs to be rewired. Wood deck/steps outside kitchen have been done. Wheelchair accessible areas to the Ranch House need to be completed. We will request a bid from Mike Begay for concrete work between the Office and Rock Room (to help keep rain from going under the building) and for ramps to both doors.

Rhett is attending the meetings in town concerning the Trail System. He indicated that Olin Clawson wants to attend our next Board Meeting. Rhett is following up with Olin for a written request. We want to make sure that our gates are not modified for quad access.

Communications - Linda

Deadline for all articles is 7/27. Linda will continue to do the front page, but going forward, we will rotate amongst all Board Members. Eileen will prepare the Nov front page article. July newsletter will also include: Treasurer's report, Commons, Roads, Lightning Strikes/Electrical (MJ), Arch & Maint, new Board Member info, (Linda), Ramah Lake (Dale),

The front page article will include information about the duties of the Board and a list of "Who To Contact" (Fire Dept., Environmental/Waste issues, Continental Divide, County Reps for road issues, Game & Fish, etc). A few individuals believe the Board is responsible for all issues and that we should be the police, hence the need to provide this information to the landowners.

Old Business:

1. CCT 74 update: TRLA was finally assigned a control number as of June 23, 2011. Roman Garcia, Law Enforcement/Compliance Officer for the NM State Board of Licensure of Professional Engineers & Professional Survey is investigating. Jerry motioned to have Dale find us an attorney with the expertise necessary to pursue our concerns. Donny seconded and motion was approved.
2. Review of Bathhouse upgrade, RH floor refinishing, ceiling insulation bid – Linda indicated that as a result of last year's Audit, it is important for us to document email approvals. Heating for the Bath House was \$2,700 and approved by the Board. Ranch House Floor Refinishing was approved for \$900. Ceiling insulation was approved for \$1,200. Board approved to pay back taxes on the Woodland lot that will subsequently be swapped out so that Common Land is more accessible. Majority of Board agreed to hire Shawna to prepare newsletter at \$200 per issue.
3. Bath House Door – Since Chopper has not responded, Linda and Donny will pursue.
4. Policy Manual redo follow-up – Everyone has the updates. Inventory is the only remaining item to complete.
5. Gish Strip - Eileen motioned and Donny seconded we go ahead with survey for Gish Strip. Motion carried. Gish strip survey is needed to make sure we have enough room if we ever add a building to house our heavy equipment.
6. Timesheet/Maintenance Log Revamp Update – Mary Jo reported that a few more minor changes have been made and changes will continue to be made as needed.

New Business:

1. Ranch House Reservations – a \$200 fully refundable deposit and donation are being required for the wedding that will be held on 7/22. Future arrangements will also indicate that a minimum donation of \$50 is required from landowners and a minimum donation of \$75 is required from non-landowners (referred by a landowner). According to the By-Laws and Covenants, landowners are always responsible for their guests.
2. Trash is being put into the dump truck when taken out of the Ranch House.
3. Red Fence/Flats – one landowner indicated that the fence should be taken down and the road widened. Since the cattle guard is owned by the County, they would have to move it/extend it. We would encounter a liability issue with the County if we got involved. It was agreed that this would not be pursued.
4. Signs – Jerry will have Jeremy take down the big yellow sign. A new sign is needed by the brush pile to indicate that no construction materials should be left. Linda will look into the costs for new signs. Big Timberlake signs in the Rock Room should be hung potentially at the well/Timberlake South. Linda and Donny will pursue.
5. Letter from Congressman Steve Pearce concerning BIA – funding for construction or high maintenance goes directly to the Ramah Navajo Chapter of the Navajo Nation and these funds are based on an inventory of roads. Mile section was removed from that inventory in late 2006 or 2007. No one has obtained a Right-of-Way from the Trustee of the Indian allotment trust. The Trustee is the Federal Government through the BIA, and the beneficiary of the trust is the individual Allotees and /or their heirs. The Federal Government owns the allotment land in trust, the legal doctrines of adverse possession or presumption or adverse possession from a sovereign (in this case the Federal Government) do not apply. Because no Right-of-Way has been issued, County road 48A is in trespass as it passes through the allotment in question. Steve Pearce's office is supposed to keep us informed if possible solution is obtained.

Landowner Input – None present.

Jerry moved to adjourn the meeting at 12:05 p.m. Donny seconded. Motion carried.
Mary Jo Wallen, Secretary
olved. Also, possibly archeological issues.