

TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

OCT. 25, 2025

Call to Order: President Mary Ann called the meeting to order at 10:03.

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

Landowners' Present: Robyn Cox, Tracey Lange, Duke Armijo, Joe Martinez, Laurie and John Gurley, David and Michelle Loyd, J.K. Yates, Andy Ramm, Rick Farrell, Tom Abbott, Shawn Bowler, Gaya Deak, Len Waterworth, Melissa Aaron and "a few kiddos".

Zoom Attendees: Mike Rebb, Susan Ackerman, Trish Anderson, Peter Reinhardt, Killarney Martinez, Liz Carlier, Don Auger, John and Karen Ellett, John Schleuder, Julieann Schleuder, Lanell Anderson, Pamela Adams, Stephen Hunt, Dennis Duke, Ron Schalli, Diana Ramm..

Welcome and Introduction: Call for any first-time attendees to introduce themselves. David and Michelle Loyd introduced themselves.

Approval of Minutes: A motion and second to approve the September 2025, meeting minutes. A unanimous approval was made by the Board.

REPORTS:

Treasurers: The treasurer's report was presented by Treasurer Judi Murphy.

September 2025 Board Report	
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INCOME	
Assessment fees current month	\$7,278.91
Assessment fees YTD	\$123,279.22
Assessment fees outstanding	\$61,249.82

EXPENSES	
September Expenses	\$55,764.13
YTD Expenses	\$177,511.00

ACCOUNTS	
Wells Fargo - Deposit	\$266,607.89
Wells Fargo - Operating	\$2,631.82
Wells Fargo - Well Fund	\$6,537.63
Wells Fargo - Savings	\$44,664.12
Total	\$280,442.21

NOTES:

Upcoming expense for CPA audit fees \$4,574.06

- The audit has been completed. No issues reported by auditor. Full report to follow
- The Association accountant is requesting and increase in monthly fees. Review by BOD at next executive meeting.

Questions from Landowners Included rising costs vs. available funds and proposed remedies, Penalties and interest on delinquent accounts, and Procedures for liens and foreclosures.

Commons: Don Parry presented the report for director Springer.

- Ranch House and bathhouse to close for winter on November 1, 2025. Secretary States to assume closure duties with landowners, Don Parry and Joe Martinez.
- Damage to fencing at pasture by Ranch House.
- Change to propane supplier to save costs.
- Gate locks out for servicing
- Ranch House water meter reading 1971 gallons for past six months.

Questions about well water use and allowances.

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

- Old Complaints: One complaint moved to Notice of violation.
- New complaints: One new complaint. Investigation pending.

Question on old complaint status. Owner contacted and notified. Trying to arrange a compliance schedule, but no response from owner yet. BOD to review options at next executive meeting.

VP Report: Liens and Foreclosures (presented by President Armijo)

- Eight new liens filed
- Three liens released
- No foreclosures.

Roads: Director Johnson presented the roads report.

- Gravel Spreading in process.
- Will be retaining 5 loads of gravel in anticipation of springtime work.
- Second burn pile is established and being used by landowners. Roads crew is maintaining.

Communications: Nothing to report

Architecture Committee: Don Parry presented the report for director Springer.

- Three permits obtained to build.
- Two new submittals approved.

Comment from Secretary States clarifying the need for architectural approval for storage sheds and well houses on lots without residences.

Fire Department: Captain Julie Farrell reported the following:

- Six-inches of snow is required to light the burn piles. Both piles will be burned simultaneously.
- Dog bite reports are rising. Cibola County has a leash law. Stressed the need to keep dogs leashed while off your property.
- Burn ban is still in effect for both counties.
- Last siren test is November 1st. Siren testing will resume in May 2026.
- The Fire Department passed its annual inspection of vehicles and equipment.
- A mock forest fire drill and training will occur on Tuesday, October 28 at 0900. Staging area is on Black Bear Road.

Old Business: President Armijo and Don Parry presented:

- Proposed increase to Ranch House use fees. Formal review and approval at next executive BOD meeting.

New Business:

- FHI grant proposal review and award to Hop Canyon Forestry LLC.
- Road signs in need of repair.
- Election Committee is investigating the implementation of online voting using the Election Buddy software application.

Landowners' Questions and Comments:

- Questions from Landowner Mike Rebb regarding various topics related to current lawsuits. President Armijo stated that this BOD will not discuss the details of either lawsuit.
- Landowner Len Waterworth comment about the need to drive slowly and be aware of wildlife on the roads. Discussion of recent collision with a deer on the Ranch and who to call in event of another accident. Director Johnson offered to take any accident with wildlife reports.
- Landowner Gaya Deak voiced her appreciation of all who volunteer their time and energy to make this association work and keep this a special place to live.

Motion to adjourn, second and approved at 1125.