

# TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION

## SEP. 20, 2025

**Call to Order:** President Mary Ann called the meeting to order at 10:01.

**Board Members Present:** Mary Ann Armijo, Judi Murphy, Joshua States, Marv Springer, Frank Beissel, and Craig Johnson. Diana Ramm was excused.

**Landowners' Present:** Robyn Cox, Tracey Lange, Duke Armijo, Joe Martinez, Terry Springer, Richard & Roxanna Hollabaugh, Laurie Gurley, Dennis and Jenay Deak (UNC), Don Parry, John and Juliann Schleunder, Another member, (UNC)

**Zoom Attendees:** Mike Rebb, Susan Ackerman, Trish Anderson, Peter Reinhardt, Killarney Martinez, Liz Carlier, Katherine Teleki, Gaya Deak, Ben Burkland.

**Welcome and Introduction:** Call for any first-time attendees to introduce themselves. No responses.

**Agenda Changes:** President Armijo asked for any additions or changes to agenda. None proposed.

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

### REPORTS:

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

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| July 2025 Board Report |
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| INCOME                        |             |
|-------------------------------|-------------|
| Assessment fees current month | \$99,719.24 |
| Assessment fees YTD           | \$99,719.24 |
| Assessment fees outstanding   | \$83,250.15 |

| EXPENSES      |            |
|---------------|------------|
| July Expenses | \$2,832.65 |
| YTD Expenses  | \$2,832.65 |

| ACCOUNTS                |                     |
|-------------------------|---------------------|
| Wells Fargo - Deposit   | \$263,569.06        |
| Wells Fargo - Operating | \$35,244.00         |
| Wells Fargo - Well Fund | \$6,537.52          |
| Wells Fargo - Savings   | \$44,664.12         |
| Total                   | <b>\$350,014.70</b> |

NOTES:

Insurance Increase ~ \$15,000

FY 25-26 Budget presented as a “working budget”. Clarifying questions from landowner. Explained that significant unanticipated expenses due to lawsuits have left a \$20,000 deficit. Need to have a working budget to accommodate fluid use of available funds. Motion to approve working budget, second, and approved.

**Commons/Architectural/Maintenance:** Director Marv Springer reported the following:

- 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.
- Minor repairs to Bath House.
- Two (2) architectural submittals have been approved.

**Roads:** Director Johnson presented the roads report.

- All Vehicles Serviced, Kubota repaired.
- Culverts cleaned
- Gate locks serviced, some may need replacing.

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

- Old Complaints: Landowner received notice, waiting for response.
- New complaints: Two (2) verbal, non-written. No formal action at this time. Stressed need for a written and signed complaint form for actionable complaint.

**VP Report:** Liens and Foreclosures (presented by Secretary States)

- 15 liens in place.
- 3 others recently removed.
- Currently sending notice to landowners who haven't paid dues yet.
- Stressed need for landowners to update mailing and email addresses.

**Communications:** Director Frank Beissel reported the following:

- FHI Grant in process. Accepting bids.
- Trails update-new signs to be posted on Equestrian easements. All trail work will cease until the Trails lawsuit concludes.
- Frank disclosed his intent to secure his real estate broker's license.

**Architecture Committee:** Presented as part of Commons report.

**Fire Department:** Captain Julie Farrell reported the following:

- Fire in National Forest behind Black Bear Rd. took three (3) days to extinguish. Cibola Forest fire, Candy Kitchen, and Timberlake crews responded.
- Burn pile will be lit when we have enough snow this winter. Need to start a second pile and will work with Roads Director Johnson to establish.

**Volunteers Committee Report:** Teresa Springer reported the following:

- Many events completed raising \$4200 for Volunteer activities.
- One event left-combo movie/game night
- Taking suggestions for next year's summer activities.

**Old Business:**

Legal Opinion received on July 16, 2025 regarding allowed usage of platted Equestrian easements. Trails Director Frank Beissel summarized the legal opinion. Summary: Platted Equestrian Trails are for Equestrian use only. One (1) platted easement in Timberlake Unit 3 is for equestrian and pedestrian use. Access to Timberlake Point trail is still open from Yucca and Cedar roads. Timberlake Point trail is still open and has never been closed.

**New Business:**

- Lawsuit Updates presented by President Armijo. Possible Special Assessment to cover expenses.

- Possible dues increase to account for rising general costs.
- President Armijo reported that Cibola County has agreed to maintain the 1-mile stretch of dirt road known as “No Man’s Land”. Chip seal possible next spring.

### **Board Comments**

Comments from BOD included reiteration of Director Beissel’s intent to obtain a broker’s license, Thanks to all who volunteer their time and effort to the Association, concerns about road speed limits and reckless driving, no pets allowed in the Ranch House, need for additional volunteers for the Timberlake Times newsletter and other activities on the Ranch.

### **Landowners’ Questions and Comments:**

Questions from attendees:

- Question to clarify pedestrian access to trails, answered by Director Beissel. Pedestrian access through Yucca and Cedar Roads. (repeat from last meeting)
- Landowner comment commending the BOD on their service to the community and all those who volunteer.
- Special thanks to the volunteer fire department and Captain Julie Farrell.

No further questions or comments, a motion was made and seconded to adjourn. Unanimous approval. The meeting adjourned at 11:46.