

TRLA CHANGES

Many TRLA members have expressed concerns to the Board regarding the date of the Annual TRLA meeting. The concern is that the Annual Meeting has traditionally been conducted at a time (after Thanksgiving and before the Holiday Season) that is too inconvenient for many people to attend.

Another consideration is the January 31st date for the Annual Association Dues coming shortly after their holiday expenses.

In consideration of these concerns, the Board discussed the transition timing problem and agreed to propose a timing change to the Association members. After many discussions, the Board believes that the most difficult change will be in the due date for the Annual Dues. The challenge will be to initiate the changes so that Association members won't pay more dues in any year; and additionally, so the Association will not be financially impacted during the Annual Dues date change.

After long discussions using different timing models, the Board came to two conclusions: 1) That October 1st should be the new date for Annual Dues to be paid for the future years. 2) That the transition will need to occur over **two calendar years**. The extended transition period is needed so that the financial impact on Association members will be minimal. Here are the steps for the proposed changes:

2004

AUGUST 15, 2004 - Newsletter to update members regarding the concerns and proposed changes.

DECEMBER 4, 2004 - Annual meeting to further explain and discuss the timing changes.

2005

JANUARY 1ST, 2005 - 2005 Annual Dues due. (Late Fees apply after 1/31/05)

APRIL 15, 2005 – Newsletter reminder of new Annual Meeting Time and payment of Annual Dues date change over.

JUNE 11, 2005 – New Annual meeting time (changes to end of school year/Summer so families may attend the meeting.)

AUGUST 1, 2005 – Newsletter to update members about the Annual Meeting Minutes and to remind members about the upcoming change in the Annual Dues date change.

SEPTEMBER 1, 2005 – Annual Dues bill sent for the 2006 Association dues.

OCTOBER 1, 2005 – 2006 TRLA Dues payment.

OCTOBER 31, 2005 – 2006 Annual Dues are due; but, late fees are waived because of due date change.

DECEMBER 31, 2005 – Date for 2006 Annual Dues to be paid without a Late Penalty. **(REMINDER: THIS TRANSITION YEAR DATE IS ONLY 31 DAYS SOONER THAN THE 2005 DUE DATE.)**

2006

APRIL 15, 2006 – Newsletter to update members and again review the new date changes for the Annual Meeting and Annual Dues Payment.

JUNE 11, 2006 – TRLA Annual Meeting

JULY 15, 2006 – Newsletter update to Association members regarding Annual Meeting and a reminder that October 1, 2006 is the new date for the Annual Dues to be paid.

OCTOBER 1, 2006 – 2007 Association Dues are due by October 31, 2006.

NOVEMBER 1, 2006 – Association Dues not yet paid are considered late.

2007 AND SUBSEQUENT YEARS

Same Annual Dues payment schedule as 2006.

BECOME A BOARD MEMBER

There are 5 TRLA Volunteer Board Positions. All TRLA members who are current with their Annual Association Dues are eligible to become a volunteer Board member. During each Annual Meeting, nominations for Board positions are presented to the meeting attendees for consideration and voting. Board members are elected for a two-year term. The Board position term expirations are staggered so that there can be some experienced members at all times. This year, three Board positions will be open for nominations. Following are the Board members and their term standing:

Andy Christiansen – Term Expiring
Mike Campbell – Term Expiring
Joe DeMichele – Term Expiring
Linda Thacker – One-year Remaining
Dee Anna Wright – One-year Remaining

Please consider submitting your nomination to become one of the new Board members.
TRLA NEEDS YOU!

TRLA MEMBER FEEDBACK

Occasionally, we receive feedback and questions from TRLA members. Here are some of the questions and concerns and the Board's responses:

-One member requests that drivers be considerate and keep their vehicle speed under 25 mph, especially when going past peoples homes.

The Board agrees that TRLA members and their visitors should be considerate. We live in an extremely dusty environment, and some residents have health conditions



that can be worsened by the additional dust that speeding vehicles kick up. Thank your for your consideration.

-Another member expressed concern about where the Annual Dues money is spent and why more road work isn't being done near their lots.

The Board agrees that all members are entitled to know where the association dues are being spent. In each newsletter, a current financial update is published.

Additionally, at each Annual Meeting, a current financial update is presented and discussed. Regarding the road work question, please read the Road Maintenance Section of the each newsletter to better understand how the roads are maintained and the factors that affect the Board's decisions.

-Several members have contacted the Board about lot owners who do no properly maintain their property.

The Board reminds all lot owners that they must follow the TRLA Covenants, Conditions and Restrictions (CC&Rs) and all Coconino County regulations. The Board has met with the Coconino County Community Development Officer. The County Officer has provided a letter to all Coconino County Property Owners Associations on Coconino County letterhead. The letter is an overview and explanation of common Zoning violations, so that violations can be corrected or avoided. If you have any questions or concerns about zoning issues, contact Coconino County Community Development at 928-226-2700 or FAX 928-226-2701.

ADDRESS CHANGES AND COMMUNICATIONS

(Repeat the 10/2003 Section)

STAY CURRENT ON YOUR LANDOWNERS FEES

(Revise to show new \$120 Annual Landowners Fees)

ASSESSMENT FEES

During the December 2003 TRLA Annual Meeting the members unanimously agreed to increase the Annual Fees/Dues to \$120. The Board will not propose any increase for 2005. Although fuel and material costs continue to rise rapidly which seriously limits how much road work we can afford, the current Board had agreed to defer the decision to increase fees until the next Board is elected.

ROAD MAINTENANCE

2004 began with more progress toward improving the roads with the installation of 864 tons of aggregate base material, asphalt millings, and 34 hours of grader work.

Unfortunately, the heavy rain on August 6th, 2004 has caused some set-backs in the road improvement. The heavy rain is a reminder to us of the destructive power of water. The fast-moving water overwhelmed several driveway culverts causing the flowing water to rise above the road surface. Several areas of road were damaged and will need to be repaired.

The damage could have been far worse if the Association didn't make the investment in road base material over the past 5 years. Fortunately, the aggregate base material on the main road has prevented serious tire rutting that has typically occurred during past heavy rains.

Recently, the Association sent out a road maintenance bid proposal to local road contractors requesting quotes for a road grader and water truck to shape and smooth the roads. The low-bid was \$110/hour. At that hourly rate we will only be able to afford to do limited road maintenance.

The drought may not be over; but the return of even the occasional heavy rain is a reminder that TRLA members will need to decide on how much they are willing to invest in their Annual Dues to have enough money to make future progress on the roads.