

Minutes for Timberland Acres Special Road District #1

January 22, 2022 at TA Community Center on Juniper Ridge Road

Trustees in attendance: Mark Lunario, Chair
 Darryl Sleighter, Vice-Chair
 Charles “Charlie” Denham, Treasurer
 Richard Wright, Clerk/Secretary
 Gerald “Jerry” Irving, Culvert/Driveway Consultant

Call to Order, Confirmation of a Quorum:

Mark called the meeting to order at about 10:00 am, and confirmed the presence of a quorum.

Minutes from October 24, 2021 Meeting:

The Minutes have been posted on the website and Richard had handed out copies to each Board Member and the audience present. Charlie moved to Approve the Minutes as presented, second by Jerry, unanimous aye vote.

Treasurer’s Quarterly Report:

Charlie went over the Second Quarter Financial Report for October, November & December 2021 and the printout from the Navajo County Treasurer about checks paid/deposits/reconciliation. He reviewed the income, which is from Property Taxes. The ending balance on December 31 was \$166,493.13 and it reconciled with the County’s accounting. Jerry moved to accept the Treasurer’s Report as presented, second by Darryl, unanimous aye vote.

Discussion and Vote Regarding Treasurer having separate email account:

Charlie explained that he wanted to get a separate email account instead of having it go to his personal account. There was a discussion about this and Darryl said that Glenda of the Water Board, or Rick the Webmaster, could create a new email address at timberlandacres.com. Charlie said, OK he would get that from Glenda.

Culvert Report:

Jerry said that he had nothing new to report regarding Culverts.

Resignation and/or appointment and installation of Board Officers if any:

Mark said that there are no new candidates yet, so we can skip this Agenda item.

Posting of emergency fire exit evacuation map in window of community center:

Mark said that he got a request to post the emergency evacuation route map at the Community Center. This map is currently posted on the Timberland Acres website. This issue was discussed by the board. This is the evacuation route designated by Timber-Mesa Fire Department and Navajo County. This emergency route is accessed at Juniper Ridge/White Mountain/Bull Elk intersection, following what would be Juniper Ridge Road where it turns to gravel to the east of that intersection, next to the Water District Pump. It is a locked gate that will be unlocked by the County or Fire Department officials if they declare that evacuation route open during a fire or flood emergency. Law enforcement personnel will direct vehicles if the evacuation route has been opened. This would be an alternative way to get to 260 through the Smith Ranch. This map will be posted in the window of the Community Center.

Discussion and/or vote regarding bid requests for road paving if March 2022 ballot passes:

Mark talked about procedures and plans for Road Improvements if the March 2022 measure passes. Darryl explained that Bull Elk improvement is the main project; that the County will pay for the material and installation of the base, everything under the asphalt or chip seal top layer. At the County meeting they said if we get them an estimate of the costs of that base preparation, which Darryl ball-parked at \$50,000 to \$80,000, they would budget for that amount and then be able to install it by using the Intergovernmental Agreement (IGA) we have with them. We have to get the County the estimate first to start this process. Darryl said that we can get the estimate from Cameron

and the County will probably be installing the base using their own personnel, using the money that they budgeted off our estimate.

There was a discussion about the bidding process when we get to the chip seal. TASRD will have to arrange the installation and pay for 100% of the cost of the surface. It was agreed that we would wait to act on that until we have secured an agreement with the County about the installation of the base material for Bull Elk. After Bull Elk is completed we will move on to other streets that have high use.

Richard said he would prepare the paperwork for the bids as he did last time. He said he could take care of publishing it in the newspaper and preparing bid packets to send out to anyone who wishes to bid, once we had a “scope of work” for the chip seal bids. Mark said he would contact Cameron about the estimated cost of the base.

Call to the Public:

Mike Mack asked for more detail about the tax override measure, asking, “Is this the same \$70,000 that we approved in the past?” There was a long discussion about this. Yes, this override will keep the same \$70,000 budget in place. It is to continue what we have in place now. Our entire budget, including the override or not, comes from a single line (titled Timberland Acres Special Road District) on everyone’s property tax bill. An individual’s tax might go up or down year to year, depending. The exact numbers are calculated by dividing the \$70,000 into the total value of property in the District. The individual property values change nearly every year, recently increasing. Each year there are new houses or improvements meaning new tax payers. All this is calculated by the County each year. Please contact the Navajo County Assessor or Treasurer if you want a full explanation of this.

Mr. Mack said that he keeps his property valuation from going up by using a County program available to seniors and others that you can ask for, and it will keep your valuation the same for 3 years in a row. Please contact Navajo County for information regarding this.

Darryl said that we are committed to using the override money as much as we can to improve the Road surfaces to install chip seal or another surface. The Board will be prioritizing upgrading Bull Elk and then other high use roads. The Road Board will continue to maintain the Roads and plow snow. This was discussed at the last meeting also, and there is more detailed information in the Minutes of October 24, 2021.

The second question was, “Does the override last for 5 years?” The Board replied, “Yes.”

Adjourn:

Mark moved to Adjourn the Meeting, Second by Darryl, Unanimous Aye Votes.