



July 22, 2026 10:00am

TOHATCHI CHAPTER MEETING MINUTES

I. MEETING CALL TO ORDER: 12:08 pm

Note: The chapter had difficulty meeting quorum this morning. We waited a couple of hours to finally reach quorum at 12:08pm.

II. ROLL CALL: President Elvis Bitsilly, Vice President Lee Rodgers, Secretary/Treasurer Jean Crawford, and Grazing Officer Gerald Moore. Fern Spencer and Priscilla Duncan with CLUPC.

III. INVOCATION: Sonny Moore

IV. REVIEW/APPROVAL OF AGENDA

Motion: 1st Priscilla Duncan 2nd Rosie Deschiney Vote: 16-1-1

Motion made by Maria, CSC to add in a resolution which is 069-07-2026.

Motion made by Fern Spencer to do a consent agenda for all resolutions with budget transfers: #3, #4, #6, #7, #8, #10, and #11.

V. APPROVAL OF THE JUNE 17, 2026 MEETING MINUTES:

Motion to read on your own:

Motion: 1st Fern Spencer 2nd Priscilla Duncan Vote: 15-1-1

VI. PRESENTERS:

1. **Sadie Bitsoie: Water Project 26 (Free water dispensers)** – If you are eligible, you will be receiving two 5 gallon jugs which will dispense cold and hot water. This program is open to everyone who meets the income guidelines. As we all know it is risky for our elders to put water up to boil because there is potential for burns. When the water jugs are empty, you can go to Walmart and Safeway to have them refilled. The cost is \$5 or less to have the jugs filled. The recommendation is to keep these water dispensers out of the sun because there is the possibility of toxin build up in the water. We would like to do an intake of 1000 applications by October 2026. People over age 18 who have an income of less than \$1,300.00 per month, a valid Driver's License or ID, Social Security card, Certificate of Indian Blood, Income verification, and Proof of Residence which can be obtained from the chapter. I will be at the Senior Center taking applications. If you don't have all your documents with you today, you can email or fax them to our office in Gallup which is called "Special Care at home." They also provide home care for individuals who need assistance but you have to have NM Medicaid insurance.

2. **Jamie Snider Mike: Crownpoint Administrator – Quiet Title and Probate process.**

I'm here to cover quiet title and probate process. People are confusing between Navajo Nation land or is it an allotment. If you have a document with an eagle and the word allotment through the BIA then that is an official allotment. So through the Navajo Nation court system, the judicial branch that's where the courthouse is sitting and it covers 29 chapters which includes Tohatchi. If you live here in Tohatchi you would apply in Crownpoint, but if you live in Naschitti, you would apply in Shiprock. About a year ago, the Council Delegates got together to address the increase number in quiet title and probate cases. So, some funding was set aside for the judicial branch to inform all the district courts to start providing education to the people. Crownpoint district court decided to go directly to the chapters to provide some education and knowledge on quiet titles and probates.

The Crownpoint staff attorney, Shawn Adakai was on line to provide a probate presentation. Probate is a court process to distribute a deceased person's property. A will is a piece of paper that a person drafts to state how they want their property and assets distributed. The majority of Navajos don't have wills in place. The laws that apply to the probate process: Title 8 of the probate code, Title 7 Navajo Nation judicial code, and probate rules of procedure. Navajo court has jurisdiction over the probate of the deceased's property and will require a death certificate and certificate of Indian blood to show they were an enrolled member of the Navajo Nation. The court also has jurisdiction over the deceased's property called "land restricted property" and the land has to be within the boundaries of the reservation. There are 4 types of land that fall under this probate: homesite leases, grazing permit, land use permits, and NHA assignments is when someone buys land from NHA housing. Allotments are residential lease, the Federal Government under the Bureau of Indian Affairs have jurisdiction over these types of properties. Recently the Federal Government open up a website portal where you can access information on allotments and submit documents. You can go to the Navajo Crownpoint Judicial district's website to find the portal. Reservation and allotments, what is the difference? In both cases, reservation trust land and allotments, the Federal Government says they own the titles. For reservation, the Federal Government hold a trust for the collective Navajo people (group) and for allotments, the Federal Government holds the land in trust for individual Navajos. Venue refers to the judicial district where the case should be filed is determined by the location of the property, for example; if property is located in Thoreau, NM it should be filed in Crownpoint Judicial District. Statute of Limitation: Is the time period in which a case must be filed before it expires. The statute of limitation for probate cases is 5 years from date of death. If the 5 years for the statute of limitation expires, then a quiet title is filed. Quiet Title is another type of case. Probate cases are governed by the Probate Code Title 8 and the Navajo Rules of Probate and Procedure. Under the Probate Rules and Procedure, probate cases must be published for 2 weeks in the Navajo Times. Under the Rules of Civil Procedure, quiet title cases must to be published for 4 weeks. This one difference between the two cases. Quiet title action resolves active ownership disputes or transfers un-transferred permits long after death. Both are handled through the Navajo Nation Courts. Purpose: Resolves competing ownership claims, ownership gaps, or permits that were never formally transferred during the original owner's lifetime. Timeline: Frequently filed when more than 7 years have passed since the decedent's death and probate deadlines were missed. Process: Functions as a distinct lawsuit in family court to settle active disagreements among family members or outside claimants regarding land use and collective property rights. Also, probate cases can go through "peacemaking" but both parties have to agree to it. Sometimes a party can file a case "pro say" which means filing a case without an attorney. In this case, it's the party's responsibility to move the case forward and if no action occurs in a certain amount of time, the case may be dismissed for lack of prosecution. Pro say parties are held to the same standards as attorneys and should know the laws and the procedures involved. Only lawyers can give legal advice; court staff cannot give you legal advice. You can hire your own lawyer with the Navajo Nation Bar Association. We can't be giving people legal advice, but we can give information on procedures and legal information, not legal advice.

Note: Mr. Shawn Adakai was having technical issues with internet connection.

Rose McReeves – Can we get a copy of the PowerPoint presentation?

Jamie Mike – Yes, we can provide it to the chapter and they can print the PowerPoint for you. We will include brochures as well. What I would like to propose to the chapter is hosting a "pro say" clinic. The DNA office has sponsored pro say clinics and we can schedule one for your chapter. You can bring in your documents for them to review. They can also help with the submission of your documents and answer the tough questions.

Grazing Officer Moore – This question is from the grazing permit perspective; we have a family who is in probate and is closing in on the 5-year limitation. The trustee has 8 names listed in back of their individuals. So how do they proceed with the probate if they can't locate these individuals?

Jamie Mike – That question is a specific question and would require a legal advice answer which we are unable to provide. The court process is the publication, where it is sent out for everybody to read. It will list the estate of the individual and when the court date is scheduled for a hearing, but the cost is very

expensive. Our Navajo families cannot afford such a huge cost to get something published and this is where a lot of the cases are stuck and left behind. To run a publication for two weeks the cost is over \$400.

Fern Spencer – This process delays everything, for example; homes that have nobody living there anymore but there is a homesite lease. The owner of the homesite lease cannot be found or identified and the grazing officer cannot do very much to retrieve the homesite lease back to the Nation.

Jamie Mike – In order for these laws to change you have to work with the Navajo Nation Council Delegates who make the laws.

President Bitsilly – Is this in reference to Title 14 and Title 17 amendments that is going on right now?

Jamie Mike – We have to remember we are a 3-branch government (system) and we have to remain impartial and we have to be careful working with government to government. We are providing information on this topic because of the pandemic in 2020. We lost family members who held the title to homesite leases and grazing permits. So, now we are bombarded with people coming in requesting for probate and some for quiet titles.

VII. UNFINISHED BUSINESS –

1. NONE

VIII. NEW BUSINESS:

June 2026 Financial Reports with Resolution 058-07-2026.

JUNE FUND BALANCES		
1	Chapter Activities Gen Fund	\$28,456.09
3	Chapter Claims Fund	\$40,343.53
8	Supplemental Youth Fund	\$26,072.13
9	Housing Discretionary Fund	\$9,214.37
10	LGA Grant Fund	\$55,993.87
12	Chapter Stipends	\$27,572.85
13	Scholarship General Fund	\$6,042.00
14	Scholarship Claims Fund	\$7,851.48
15	PEP Fund	\$23,950.52
16	Veterans Fund	\$12,558.32
17	Emergency Fund	\$21,286.83
23	NN Sales Tax	\$113,774.46
25	NN CIP - \$180,000	\$6,792.42
26	Red Willow Farm	\$590.37
27	NN CIP - \$200,000	\$2,911.17
40	Unhealthy Food Tax	\$112,803.16
61	Senior Citizen Fund	\$1,627.56
51	NAPI	\$2,237.56
34	Agriculture & Infrastructure	\$3.68
	General Fixed Assets	
	Total Fund Balance	\$500,082.37

Secretary/Treasurer Crawford – The monthly financial reports indicate we are in balance with our bank, Wells Fargo. Everything was reconciled and we are in balance for the month of June 2026.

IX. RESOLUTIONS:

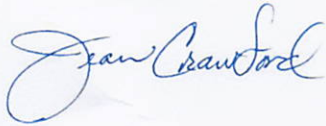
1. **058-07-2026:** Resolution to accept the June 2026 Financial Reports and approve financial resolution.
Motion: 1st Priscilla Duncan 2nd May Fern Dennison **Vote: 15-0-2**
2. **059-07-2026:** Resolution approving the FY' 2026 chapter's activities General Fund account Revenue Budget (Fund 01) in the amount of \$4,622.06 for 3rd quarter: April, May, and June 2026.
Motion: 1st Sonny Moore 2nd Priscilla Duncan **Vote: 15-0-2**
3. **060-07-2026:** Resolution approving a budget transfer within Fund 13, the Navajo Nation Scholarship General Fund in the amount of \$2,000.00 to cover the Freshmen balance in Financial Assistance Fund.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
4. **061-07-2026:** Resolution approving a budget transfer within Fund 14, the Navajo Nation Scholarship Claims Fund in the amount of \$3,000.00 to cover the Freshmen balance in Financial Assistance Funds.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
5. **062-07-2026:** Resolution to approve the capital improvement projects (ICIP) plan for the year 2028-2032: 1. Safety Complex, 2. Warehouse, 3. Highway 491 Lighting for Tohatchi, NM, 4. Heavy Equipment Grader Purchase.
Motion: 1st May Fern Dennison 2nd Rose McReeves **Vote: 15-0-2**
6. **063-07-2026:** Resolution approving a budget transfer within Fund 03, the Navajo Nation Chapter Claims Fund in the amount of \$2,500.00 to cover the negative balance for operating supplies and water expense for the chapter.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
7. **064-07-2026:** Resolution approving a budget transfer within Fund 09, the Navajo Nation Housing Discretionary Fund, in the amount of \$2000.00 to replenish Minor Repair Fund account.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
8. **065-07-2026:** Resolution approving a budget transfer within Fund 23, the Navajo Nation Sales Tax Fund in the amount of \$2,520.00 to establish a Line item for 10 Day temporary salaries and Taxes for 3 laborers to complete two unfinished projects for Tohatchi Chapter beginning July 27, 2026 to August 7, 2026.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
9. **066-07-2026:** Resolution recommending and approving the Housing Discretionary Assistance Fund 09 for the following community members: May Fern Dennison and Cora Joe, respectively.
Motion: 1st Sonny Moore 2nd Priscilla Duncan **Vote: 13-0-4**
10. **067-07-2026:** Resolution approving a budget transfer within Fund 15, the Navajo Nation Project Employment Program (PEP) Fund in the amount of \$1,400.00 to replenish the PEP Salaries for receptionist and laborers.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
11. **068-07-2026:** Resolution approving a budget line item add in and budget transfer within Fund 23, the Navajo Nation Sales Tax Fund in the amount of \$10,000.00 to establish a line item for equipment for kitchen and to transfer funds into the account to purchase kitchen equipment.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 14-0-3**
12. **069-07-2026:** Resolution recommending to approve 10 registered college students to receive fall 2026 financial assistance from the chapter Fund 13 and 14.
Motion: 1st Fern Spencer 2nd Rose McReeves **Vote: 16-0-1**

X. ANNOUNCEMENTS:

XI. NEXT MEETING DATE: August 03, 2026 (Planning Meeting) at 10am.

X. AJOURNMENT: 1:05pm

Submitted by

A handwritten signature in blue ink, appearing to read "Jean Crawford".

Secretary/Treasurer, Tohatchi Chapter **July 30, 2026**

cc: Mr. Elvis Bitsilly, President

Ms. Lee Rodgers, Vice-President

Mr. Gerald Moore, Grazing Officer

Ms. Maria Allison, CSC