

Tierra Grande Improvement Association, Inc.

ANNUAL MEETING

July 21, 2018

Directors Present: Judi Magnussen, President
Carol Gasperetti, Secretary/Treasurer
Jim Lardner, Director

Administration Present: George Hobbes, Accountant
Sue Moran, Administrator
Janie Earthman, Assistant Administrator

Guest Speakers: Kim Pravda, Open Space

TGIA Members: 65 Members

11:00 – 11:30 Brunch

11:30 – 12:00 Call to Order

Ms. Magnussen, Board President, called the meeting to order at 11:30 a.m.

Call for Ballots

Ms. Magnussen announced that anyone who had not voted or who had election ballots to turn in please to see Mr. Hobbes at this time.

After calling the meeting to order, Board President Judi Magnussen introduced those in attendance who work for or with the Association.

President's Remarks

Ms. Magnussen pointed out that those attending the July 2018 annual meeting have at least one important thing in common -- "we all own property and/or are residing in beautiful Tierra Grande." She added "We chose to live where we can spread our wings and breathe in the beauty of New Mexico's mountains and desert."

People decide to live in Tierra Grande because they knew there is an association that takes the responsibility to oversee and manage the thousands of acres comprising Tierra Grande, and provides and maintains a central spot for services to members for a minimal annual fee.

"Over the past 23 years TGIA's Board and staff have worked hard to operate efficiently, even though costs have continued to rise," continued Magnussen. "Every opportunity

has been taken to lower operating costs by reducing office hours and newsletter publications, developing a relationship with Valencia and other counties to maintain accuracy in property tax assessments on the Open Space and property still owned by TGIA, and many other measures.”

These measures have saved thousands of dollars, but, unfortunately, the Board estimates that by year 2020, the cost of maintaining the association will exceed the assessment income, and the Board may have to increase the assessment rate.

Such an assessment increase would not happen until 2020 and would be quite minimal while enough for TGIA to exist for many more years.

The last assessment increase occurred in 1995. Magnussen said, “By 2020, twenty-five years after the last increase, I’m sure you appreciate our need to maintain solvency so we can support the common good of this non-profit organization.”

Ms. Magnussen introduced Carol Gasperetti, Treasurer.

Treasurer’s Report

TGIA Treasurer, Carol Gasperetti, pointed out at the 2018 annual meeting that Ricci & Company LLC’s review of TGIA’s finances shows the organization is in good financial condition. She pointed out that the auditors are very pleased with TGIA’s financial condition. The auditors also felt that TGIA’s internal controls are good.

Those at the meeting received a copy of the 2017 Independent Accountant’s Review Report of the finances.

Ms. Magnussen, introduced Sue Moran, TGIA Administrator

Administrator’s Report

TGIA Administrator Sue Moran said that the Valencia County Road Department will be working in the areas of Manzanita and Mallette which had flooded. County workers will bring in gravel, crusher fines, and a binding material which will hopefully help with any future flooding.

Moran recognized *Tales ‘n’ Trails* newsletter editor Sandy Schauer for her more than 25 years of service pointing out that Ms. Schauer “brings a great deal of knowledge of Valencia County and the surrounding area to share with newsletter readers”.

Also recognized by Moran was Mark Earthman who performs duties that include building and ground maintenance, putting up and repairing road signs, and repairing entrance archways.

Moran thanked all those who help make the Tierra Grande community a great place to live. She commended those who grade roads, clean up the community, look after neighbors, volunteer Emergency Medical Technicians and firefighters, and Open Space volunteers who secure the Open Space boundaries to protect wildlife.

Moran thanked all the people who call the office to talk about road conditions, suspicious vehicles, cattle in crisis, Open Space issues, fire danger, internet problem and trash.

She went on to say that some Tierra Grande residents and landowners may have been notified that a transmission line is proposed to cross through some areas of Tierra Grande.

The Tierra Grande Association has attended public hearings related to this proposed construction. The developers, Pattern Development and RETA (Renewable Energy Transmission Authority of New Mexico) will own the Western Spirit line.

As a result of feedback from landowners and other parties potentially affected by the proposed transmission line, Pattern Development has put the project on hold until alternative routes can be considered.

If a new route is selected, some offer notifications will be rescinded while other landowners and stakeholders will be notified.

12:00-12:30: Kim Pravda, Open Space Photographs

Kim Pravda, resident of Tierra Grande and wildlife photographer, provided an excellent compilation of wildlife photographs taken in Tierra Grande Open Space. Just a few of subjects of the photos were bear, cougar, cubs, deer, elk, sheep, skunk, owl, lizards, ring tail cats, coyotes, eagle, etc.,

Kim Pravda and her mother, Wendy Zens, have planted cameras in the Tierra Grande Open Space which capture the wildlife in their natural habitat.

Kim and Wendy live in the Tierra Grande foothills.

There's a great display of wildlife photographs in the TGIA offices, 480 Rio Communities Blvd., Suite H.

Election Results

Ms. Magnussen made one more call for ballots.

At this time Mr. Hobbes reported the following election results:

- 182 Ballots were cast of which two (2) were spoiled -- for a total of 230 votes resulting in the following:
- 1 vote – George Hobbes
- 229 votes – Vincent “Jim” Lardner -elected to the TGIA Board of Directors

Door Prizes

There were several door prize winners announced throughout the meeting. Thanks to the following who so generously donated door prizes for the 2018 annual meeting.

Thanks to the following for their door prize donations for the 2018 TGIA annual meeting:

- Outdoor knife/tool items: Paul Rockhold
- Southern Belle doll made and donated by Margaret Giangrossi
- Framed photos of a bear in Tierra Grande Open Space - photos taken and framed by Kim Pravda
- Handyman items collected and donated by John Moran
- Painted egg – Jane Chevalier
- Candy dish –Wayne/Val Smith
- Gift card – Dan Weiman
- Backpack – Kim Pravda
- Silver and brown agate bracelet made and donated by Ventura Garcia
- BNSF Spring Vase collected by Kim Pravda, painted by Mark Earthman
- BNSF Cowboy Door Stop welded and donated by David Venenga
- Lap quilt made and donated by Judy Venenga

Adjournment

Ms. Magnussen adjourned the meeting at 12:55 p.m.

Questions & Answers

Members of the audience had the opportunity to speak directly with Board members, speakers and staff on a variety of issues.

Signature

Date Approved

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