

Tierra Grande Improvement Association, Inc.  
**ANNUAL MEETING**  
July 20, 2019

**Directors Present:** Carol Gasperetti, President  
Michael Sumner, Executive Vice-President  
Judi Magnussen, Treasurer  
Jim Lardner, Secretary  
Howard Snell, Director

**Administration Present:** George Hobbes, Accountant  
Sue Moran, Administrator  
Janie Earthman, Assistant Administrator  
Sandy Schauer, Newsletter Editor  
Kim Pravda, Open Space Video

**Guest Speakers:** Lee Baldwin, CPA – TGIA 2018 Annual Financial Review  
Gail Armstrong, NM State Rep. District 49

**TGIA Members:** 80 Members

**11:00 – 11:30 Brunch**

**11:30 – 12:00 Call to Order**

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

**Call for Ballots**

Ms. Gasperetti announced that anyone who had not voted or who had election ballots should turn them into Mr. Hobbes at this time.

After calling the meeting to order, Board President Carol Gasperetti introduced the guest speakers and those in attendance who work for or with the Association.

**President's Remarks**

TGIA President Carol Gasperetti spoke about the increase in assessments. She said she and her husband, Armand, moved to Tierra Grande in 1994 and the next year the assessments went up. That was the last time the assessments increased. The TGIA Board and Administrator Sue Moran, said Gasperetti, have done everything in their power to keep costs down. The Board and Moran have worked with county assessors to reduce tax impact. Still, rent and utility increases happen and there are other increases in the cost of doing business. The audience received a copy of a report showing the assessment charges between 1973 through to the proposed increase effective 2020.

Ms. Gasperetti introduced Judi Magnussen, Treasurer.

## **Treasurer's Report**

Treasurer Judi Magnusson pointed out that when TGIA was born, it was understood that the board and administration would protect and ensure the future of Tierra Grande. TGIA members have access to Administrator Sue Moran to help with Tierra Grande or other questions. TGIA has more than 2,600 members and the office handles over 3,500 calls and e-mails in a year

Ms. Magnussen, introduced Lee Baldwin, CPA, Auditor of the 2018 TGIA Annual Financial Review

## **12:00-12:10: 2018 Annual Financial Review Report**

Auditor Lee Baldwin reported on TGIA's Annual Financial Review. He met with TGIA members after the meeting to answer questions they might have had.

## **12:00-12:20: Architectural Control Fees and Fines**

Judi Magnussen, Chair of the Architectural Control Committee (ACC), reported that an outcome of the amended HOA Act 497 requires TGIA to be more vigilant in its record keeping and enforcement. The Act mandates reporting Protective Covenant violations on disclosure forms when a property is sold. In turn, the Act included the levying of fees and fines to be charged the offending property owners. As the Architectural Control Committee's oversight becomes more thorough and urgent, it is apparent that compensation for the committee's time and expense needs to be addressed as they adhere to this Act. It is also apparent that the property owner who does comply with the Protective Covenants NOT be punished or fines. Thus, the State has allowed certain amounts to be levied on the lot owner who incurs the infraction. TGIA's ACC has studied the Act's guidelines. TGIA landowners will be advised just what those fees and fines will be when the Board of Directors has reviewed and approved them.

Ms. Magnussen introduced Sue Moran, TGIA Administrator.

## **12:20-12:40: Administrator's Report**

**Homeowners Association Act** - Administrator Moran discussed the Homeowners Association Act put into place by the New Mexico State Legislature. In 2013 the New Mexico Legislature passed into law an act relating to real property; providing for the formation and management of associations; providing for disclosure of records; requiring disclosure of association information to purchasers. This act, referred to as HOA 497, was amended by the state in February 2019 and those amendments became effective July 1, 2019. As a landowners Association, the Tierra Grande Association, created in 1973, is required to comply with certain sections of HOA 497. Documents

relating to HOA 497 are on the Tierra Grande website, [www.tierragrande.org](http://www.tierragrande.org), including forms. The charge for completing the form will range from \$100 - \$302.50, depending on which option the requestor selects. HOA 497 only comes up when property is sold.

**Tierra Grande and Land Grants** - Tierra Grande is located in the Casa Colorada and Belen Land Grant claims. It is bordered on the north by the Tome Land Grant-Merced and the La Merced del Manzano land grant to the northeast. The State is supporting claims from indigenous groups related to land grants-Mercedes confirmed by the US Congress or by the court of private land claims or designated as land grants-Mercedes in any report or list of land grants confirmed by Congress. Tome, the Manzano, and other land grant groups have been successful in recovering large tracks of land now under their control. There is a section of the NM Act that keeps communities such as Tierra Grande safe from reclamation: 49-1-2. Application - Section A. Efforts to reclaim land grant property “shall not apply to any land grant that is now managed or controlled in any manner.” That means, pointed out Administrator Moran, that as long as Tierra Grande Improvement Association exists, the Tierra Grande community is safe.

**Western Spirit Transmission Line** - Ms. Moran reviewed with the audience a map of Tierra Grande indicating the approximate route the transmission line will take as it travels through the TGIA community. Those present also received copies of information related to the design of the power structures, and contact information for the State of New Mexico Renewable Energy Transmission Authority who is endorsing this project. Representatives from Western Spirit Transmission Line attended the annual meeting to discuss the proposed transmission line. The representatives talked with people after the meeting concluded.

**Railroad Crossing Closing** - Tierra Grande has been informed by the BNSF Railroad of the proposed closing of a crossing in Tierra Grande Unit 6 between Valencia and Socorro County – near the dairy – Unit 7. If the owner of the property surrounding the crossing wants to create a private crossing then the owner must pay for a permit from BNSF and will also be charged for every vehicle that crosses the tracks. Also the owner would have to pay to bring the private crossing up to BNSF standards. It is likely the closing of the crossing will happen. Should this closing occur, owners of properties in Units 5 and 18 will have access to these Units via alternate routes of Ingresso Drive and Turbine Road. TGIA will work with Emergency Responders (fire/rescue/ police) to make sure that they are aware of the alternate routes available should the need arise.

**Socorro County Assessor’s Computer Crashes** - The computer system in the Socorro County Assessor’s office crashed in April 2019. The Assessor’s staff has worked diligently to recover the ownership records. TGIA is comparing its ownership records to the Socorro Assessor’s Records and working to have corrections made where possible. It is vital that owners of properties in Socorro County make sure that they have received their property tax bills in November 2019. Review those bills closely. If owners of Socorro County properties find errors in their tax bill or if owners do not receive a tax bill, please contact the Socorro County Assessor at 575 835-0714.

**2018 – 2019 TGIA Budget** – Ms. Moran reviewed the 2018 actual budget as well as the 2019 proposed budget with those present. This budget is a cash-based report. Ms. Moran pointed out that the account holding the funds related to recovered funds (when foreclosures sell for more than the minimum opening bid) will be turned over to the State of New Mexico Courts for distribution to claimants and/or heirs will be turned over to the courts. For the first time in the history of the Tierra Grande Association, the budget for the year 2019 shows the Association potentially operating in the negative.

**Thank You – TGIA Landowners** – Ms. Moran expressed a heartfelt appreciation to all of the TGIA members who support the Association in its efforts to keep Tierra Grande beautiful and a safe and welcoming community to live in.

At this time, Gail Armstrong, NM State Rep. District 49 was introduced.

### **12:40-12:50: State Representative Gail Armstrong – District 49**

State Representative Gail Armstrong provided a brief biography of her life in New Mexico. She encouraged people to contact her if they have concerns or problems they think she can help with.

### **12:50-1:00: Election Results – George Hobbes**

Ms. Gasperetti 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 246 votes resulting in the following:
- 1 vote – Mike Scott
- 245 votes – Judi Magnussen - elected to the TGIA Board of Directors

Mr. Hobbes said that 26 states other than New Mexico were represented in the ballots cast. One ballot came from the Virgin Islands!

### **Open Space Photographs & Videos**

Kim Pravda, resident of Tierra Grande and wildlife photographer, provided an excellent compilation of wildlife videos taken in Tierra Grande Open Space during the Annual Meeting. 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 cameras in the Tierra Grande Open Space which capture the wildlife in their natural habitat.

## Door Prizes

There were several door prize winners announced throughout the meeting. Thanks to the following who so generously donated door prizes for the 2019 annual meeting:

- Water Pitcher, Coasters, Magnets – Wayne & Val Smith
- Lamp – Del Gregory
- Earrings, bracelets, anklets – Marty Twinn & Ventura Garcia
- Hot/Cold Camping Bag – Kim Pravda
- Two Spiritual Guide Books – Written by Beverlie Hamby
- Metal Lady Bug Sculpture – David Venenga
- Mountain Lion – picture mounted on metal – Kim Pravda
- Southwestern-Style Vest – Custom Made by Holly Woelber
- Lap Quilt – Custom Made by Judy Venenga

## Adjournment

Ms. Gasperetti adjourned the meeting at 12:45 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

/sdm:Minutes072019