

Good morning ladies and gentlemen and welcome,

Thank you so much for taking time to attend the Tierra Grande Improvement Association's first annual meeting to be held via zoom. It has been a year full of firsts and I would just like to thank our administrator, Sue Moran, for going the extra mile to host this meeting via, relatively new, internet technology.

While many of the firsts to occur this year have been less than stellar, this has provided members who live far from Tierra Grande their first chance to attend an annual meeting and we welcome everyone attending today, wherever you are. If this is the first time you are seeing Sue Moran and Janie Earthman, our assistant administrator, you should know how dedicated these two ladies are to the membership. Sue has been our administrator for over 15 years now, and Janie has been our assistant admin for over 30 years. They are two of our most valuable assets.

This is the first year our annual assessments have increased since 1995. The decision to raise assessments was made 2 years ago, due to loss of revenue and increasing costs. TGIA has always operated in the black, meaning without taking on debt, and this made increasing assessments a necessity. With the increased revenue, the first item that we hope to address is fire protection in TG. Almost two years ago, the board of directors began talks with the Rio Communities Fire Department about creating an additional substation in TG. As residents are aware, the ISO rating of local fire departments has a

substantial impact on homeowner insurance rates. The FD provided invaluable information, regarding the radius of protection area, number of miles a substation must be from a main station to qualify for funding under state statutes, including the fact that the distance is measured in road miles, rather than straight lines. Additional coverage area for fire protection will benefit residents with decreased insurance rates, as well as increasing the value of vacant land held by our landowners making it more attractive to those who wish to build a home. The FD went through some major changes in personnel, delaying any action, and then the pandemic hit. The board fully intends on pursuing this project once the pandemic has slowed or ceased. It has only been put on the back burner due to current constraints regarding the virus. Protecting TG property is vital to the board and while we are dismayed by the delay, we are not giving up on this project.

That said, we could build as many substations as we can afford. They need personnel to run them, and if you are interested in becoming a fire fighter or first responder, please contact the Rio Communities FD. Buildings and equipment are useless without people ready and willing to utilize them.

It has been my privilege and honor to serve on this board of directors for over 20 years now. In case you missed it in the last Tails and Trails newsletter, my term will end in July and I will not be running for reelection. As my seat is earmarked for a TG resident, I am urging anyone who would

like to get involved with this association to consider running for a seat on this board. In the past, I have run for reelection against a candidate who told me they wished to see the demise of this association. Many residents live in TG due to the covenants, while others live here despite those same covenants. It is my sincere hope that residents who want to preserve the ideals created by and upheld by this association, will consider participating as board member.

In the years I have been involved with the board, I have seen many changes in TG. The continuation of this association was successfully completed due to the members choosing and voting to continue the association. This was no small feat and not every unit decided to continue, as it took 51% of the membership to vote for continuation in EACH unit, to achieve this. It was a long and arduous process, unit by unit, over the course of a couple of years.

In the end, the majority of the membership voted to continue this association. Protecting the open space for the membership has always been a key principle, and during my tenure, the board also succeeded in obtaining the release of the reversionary clause that Horizon retained in case this association ever was dissolved. Had this association been discontinued, the current owner of Horizon's old assets would have the opportunity to lay claim to the open space to do with it as it saw fit. I cannot stress how important this accomplishment was as that clause could have drastically changed the very nature of TG, had we not secured its release. Having the

release of the reversionary clause also enabled the association to appoint the Architectural Control Committee, as well as oversee the enforcement of the covenants. This board has worked with BLM and NM Game and Fish on several projects including the reintroduction of the big horn sheep into the open space, as well as working with BNSF when they added a second line of tracks through the canyon while securing the safety of those big horn sheep.

I guarantee you will not be bored joining this board. The projects and inquiries have only multiplied over the years I have been a participant and it is my sincere hope that a caring resident will volunteer to become involved with this board and help safeguard the open space as well as the properties belonging to the membership for many years to come.

Please consider this opportunity now, as the next newsletter will solicit interested candidates to submit their resume and declare their willingness to run for a board seat. Thank you so much for the opportunity to serve over the last 20 years, and it is my great pleasure to introduce Judi Magnussen, our Treasurer with the Treasurer's Report.