

Tierra Grande Improvement Association, Inc.  
**ANNUAL MEETING**  
**VIA ZOOM/TELEPHONIC**  
July 17, 2021

**Directors Present:** Jim Lardner, President  
Michael Sumner, Executive Vice-President (via Zoom)  
Judi Magnussen, Treasurer  
Rhonda Davis, Secretary (via Zoom)  
Carol Gasperetti, Director

**Administration Present:** Sue Moran, Administrator  
Janie Earthman, Assistant Administrator  
Sandy Schauer, Newsletter Editor

**Guest Speakers:** None

**TGIA Members:** 2 Members participated via Zoom  
2 Members were present at the TGIA office

A Notice of the Annual Meeting via Zoom was posted on the Updates page of the TGIA Web Site June-July of 2021

**Due to technical difficulties the start time for Annual Meeting was delayed.**

- 5 Members were not able to log into the Zoom meeting
- Lee Baldwin, CPA and preparer of the 2020 Financial Review for TGIA was not able to personally present the Financial Review to the members.

**11:30 - Introductions – Jim Lardner, President**

**Staff:**

- Sue Moran – Administrator - Tierra Grande resident
- Janie Earthman – Assistant Administrator - Tierra Grande landowner
- Mark Earthman – TGIA Maintenance – Tierra Grande landowner
- Sandy Schauer – Newsletter Editor

**Board of Directors:**

- Jim Lardner, President – Tierra Grande landowner for over 21 years and a local business owner
- Michael Sumner, Vice President – Retired Banker and Tierra Grande historian
- Judi Magnussen, Treasurer – Tierra Grande resident for over 31 years
- Rhonda Davis, Director – VP of a local bank
- Carol Gasperetti, Director (outgoing) – A resident in Tierra Grande for over 27 years

## **11:35 – Jim Lardner, TGIA President Called the Meeting to Order**

### **President's Remarks – Jim Lardner**

“Good morning, and welcome to the Tierra Grande Improvement Association’s Annual Meeting. My name is Jim Lardner and I am the new president of the Board of directors of Tierra Grande Improvement Association. I have served on the Board of directors since early 2018 and have been a land owner in Tierra Grande for over 20 years. I would like to thank all of you for attending our second annual and hopefully last meeting on zoom. It is my honor to serve as the president of our association, a job I take very seriously and am committed to do to the best of my ability.

First, I would like to thank the staff of Tierra Grande, our administrator of over 15 years, Sue Moran and our assistant administrator of over 30 years, Janie Earthman. Thank you for all their efforts in setting up this meeting and keeping our organization running smoothly. Both of these wonderful ladies are the heart of the day-to-day operations at Tierra Grande and are always looking out for the best ways to serve you and me, the members of Tierra Grande. Without Sue and Janie, our world would look very different.

2020 and the start of 2021 has been like something out of a Steven King horror book. It has changed almost every aspect of our lives, the ways we interact with one another, social distancing, shopping, restaurants, work and our favorite one of all, masks! As we come out of this pandemic, I believe we will be better people and realize just how fragile we all truly are. My hope is that all of you and your families have weathered the storm and are ready for a better tomorrow.

This year the assessments that were passed by the board of directors two years ago were enacted. The increase in these assessments were necessary to keep Tierra Grande Improvement Association running in the black according to our bylaws. The extra revenue will ensure the proper running of our organization as expenses continue to rise and new projects come on line. A couple of the projects that are new in the last year are the grants for financially assisting members who extend power lines to their property and a program to help members offset costs of road improvement on roads not maintained by a county. These programs were instituted to encourage the development of housing on land that otherwise would stay vacant, I believe these two programs will move Tierra Grande in a positive trajectory in the future. We continue to work on our five-year goals and objectives which consists of developing the value of Tierra Grande, implementing and documenting policies and procedures, exploring alternate sources of income, monitoring costs and maximize billing. As the board of directors, we keep these goals front and center to maximize the value we bring to our members.

Over the last year Tierra Grande has formed an Architectural Control Committee. This committee is responsible for enforcing the protective covenants that keep our community esthetically pleasing. We have seen wonderful compliance from our members, from properties cleaned up to construction projects completed and multiple variances issued

for farms animals and storage containers. Thank you all for your wonderful work, participation and willingness to keep Tierra Grande clean and beautiful.

One of the amazing assets that each of us have as Tierra Grande land owners is our access to the open space. Several years ago, the board was successful in obtaining the release of the reversionary clause that Horizon retained in case this association was ever dissolved. This land is beautiful and undisturbed and with the help of our members and stewards that are looking out for this beautiful piece of property we can all enjoy it for the future of Tierra Grande.

Tierra Grande has been a vital and important part of Valencia and Socorro counties for over 47 years and with the support of our community, Tierra Grande will continue well into the future.

Lastly, I would like to thank the board of directors for all their hard work. These people are dedicated to keeping this organization moving in the right direction and it is a privilege to work beside them in our journey.”

### **Treasurer’s Report - Judi Magnussen**

“My Report is for the period ending December 31, 2020. The COVID Pandemic called for making dramatic changes in Tierra Grande’s regular procedures and practices. As a result of measures implemented beforehand, we were able to weather these changes well -- and without financial loss. The assessments receivable remained constant because of members honoring their commitment to paying their annual assessments on time. Thank you! Property and equipment remained constant. TGIA has no long-term payables. The short-term payables are month-to-month payroll taxes and annual billings for personal services. Expenses are kept to a minimum and are always within budget due to the vigilance of our Administrator.

In 2020 and 21, financial stability for the Tierra Grande Association and its members reflects the Board’s successful negotiations with Western Spirit and SunZia Corporations which allowed rights-of-way and installation for transmission lines that do not threaten the well-being and investment members have made in their property.

Up to 2020, TGIA’s economical spending was challenged to the point that an increase in our Annual Assessments was needed and successfully implemented. With the combined resources of the negotiations and increased Assessments, TGIA will now be able to plan for allowing the construction of a Fire Station in an area that benefits the most residents. It will also allow us to give assistance via specific grants -- for electricity and road maintenance to future qualifying applicants. The specific figures for our 2020 Financial Report are reflected as usual online at our website, [www.tierragrande.org](http://www.tierragrande.org).

I’d like to thank the members for their support of Tierra Grande’s endeavors by electing and appointing competent, helpful representatives who have guided this organization to

remain solvent, beneficial and accessible. I am crediting our Administrator, Sue Moran, for being an important reason for this success.”

### **Annual Financial Review Report - Lee Baldwin, CPA**

Due to technical difficulties, Mr. Baldwin was unable to join the meeting via Zoom. Mr. Lardner stated that the 2020 Annual Financial Review is on the TGIA web site for the membership to review. He also stated that there were no findings/recommendations and that the Association is in good financial position.

### **Administrator’s Report – Sue Moran**

**TGIA Web Site:** Updates will be posted on the “Updates” page of our web site

- Opportunity for you to review and respond to proposed policy changes

**Newsletter:** The February newsletter will be filled with information regarding policies and proposed projects that will benefit the TGIA community.

- Build a Fire Station / Community Area on the east side of HWY 47
- Possibility of an additional TWN Internet Tower in TGIA
- Erosion Prevention Project in cooperation with Valencia County Public Works

**Input From the Members:** TGIA wants to hear from the members. Do you have suggestions for improvements to the TG web site? Is there information you would like to see in the newsletter?

**Thank You:** Ms. Moran expressed her appreciation to the members for their support.

### **Drawing of Winners of Credits – Carol Gasperetti, Director**

- 1st Prize – \$250 Credit: **Fred & Yolanda Herrera – Albuquerque, NM**
- 2nd Prize – \$175 Credit: **Catherine Wolfe – Tierra Grande, NM**
- 3rd Prize – \$75 Credit: **Brian Groh – Cape Coral, FL**

### **Drawing of Door Prizes – Judi Magnussen, Director**

- Hand Made Lap Quilt: Vincent Giangrossi – **Tierra Grande, NM**
- Hand Made Southwest Jacket – **Maria Louchios, Rolling Hills, IL**

### **Election Results –**

Mr. Lardner provided an update regarding the Director seat that was up for election.

“Tierra Grande Improvement Association had a single Directors seat to fill at this annual meeting. The Association had two candidates running for the board seat, Kim Pravda and Trenten Moore. Ballots were mailed out and have been counted by the election committee and will be announced in a few moments. However, after the ballots were sent

out Kim Pravda decided to withdraw her name from the director position because she felt she will better serve the Association and its members in other capacities as part of the Architectural Control Committee and or Open Space Steward. Kim, thank you for all you do and we look forward to you serving in another capacity.”

George Hobbs is absent today and we have asked Janie Earthman to give us the election results.

Ms. Earthman announced:

- 197 Ballots Cast for a total of 295 Votes (some members own multiple lots – hence more votes than Ballots)
- Trenten Moore has been elected to the fill the Director position.

Ms. Earthman noted that 31 states other than New Mexico were represented in the ballots cast. One ballot came from the Virgin Islands.

### **Questions & Answers**

Members of the audience had the opportunity to speak directly with Board members, and staff. No one had questions for the Board.

### **Adjournment**

Mr. Lardner adjourned the meeting at 11:57 a.m.

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Signature

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Date Approved

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