

Tierra Grande Improvement Association, Inc.
Board of Directors
April 26, 2017

Directors Present: Judi Magnussen, President
Michael Sumner, Executive VP
David Tibbetts, Treasurer
Carol Gasperetti, Secretary
Howard Snell, Director

Directors Absent: None

Administration Present: George Hobbes, Accountant
Sue Moran, Administrator

Guest(s): Kim Pravda, TG Resident
Wendy Zens, TG Resident
Sgt. Montano, VC Sheriff's Dept.
Officer Rowland, VC Sheriff's Dept.
Open Space Vandalism Issues

Judi Magnussen, President, called the meeting to order at 3:55 p.m.

AGENDA: Ms. Magnussen asked if there were any changes to the Agenda. Ms. Moran added to New Business – Socorro County Assessor, Grazing. There being no other changes to the Agenda, the Agenda was accepted as amended.

GUESTS:

Open Space Vandalism: Introductions were made. Officer Rowland stated that he and Sgt. Montano had visited the Tierra Grande Open Space area where the vandalism had been reported. They did not find any evidence of spikes/nails at that point in time. Officer Rowland also explained that he had attempted to visit with Mr. McCartney but no one appeared to be home at the time so he left a note on the gate. Ms. Moran reported that Mr. McCartney had stopped into the TG office on Tuesday to give his side of the events. Mr. McCartney had agreed to attend today's meeting but an out of town family emergency came up. Mr. McCartney will attend the May meeting of the TGIA Board of Directors.

Officer Rowland explained the difference between criminal and civil complaints. It will be up to Ms. Pravda and/or Ms. Zens to decide which type of complaint they may want to pursue as they are the owners of the property that was damaged as a result of the spikes. Mr. Sumner stated that whatever course Ms. Pravda or Ms. Zens may take, the TGIA Board fully supports their complaint.

The guests left the meeting at this time.

ACTION ITEMS:

Minutes: The minutes of the March 29, 2017 Board Meeting were reviewed.

Ms. Magnussen asked if there were any changes or corrections to the content or to the substance of the minutes. No changes were identified. There being no further discussion:

Motion: Motion by Mr. Sumner, seconded by Mr. Snell to approve the minutes of March 29, 2017 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

2016 Annual Meeting Minutes: The minutes of the July 16, 2016 Annual Meeting were reviewed.

Ms. Magnussen asked if there were any changes or corrections to the content or to the substance of the minutes. No changes were identified. There being no further discussion:

Motion: Motion by Ms. Gasperetti, seconded by Mr. Tibbetts to approve the minutes of July 16, 2016 Annual Meeting as presented. No further discussion. Unanimously approved. Motion carried.

Policy/Practice Donated Lots: The Board reviewed the amended Policy relating to the Donation of Properties to TGIA. After some discussion, it was recommended that the following section be amended from one (1) year to:

- The donor has a right to reclaim the lot within ninety (90) days of the donation on the condition that

Motion: Motion by Mr. Snell, seconded by Mr. Tibbetts to adopt the Policy Related to the Donation of Lots to TGIA as amended. No further discussion. Unanimously approved. Motion carried.

Nominating Committee & Election / Proxy Committee: Ms. Moran reported that John Hoffman, TG landowner had submitted his resume to run for the position of Board member. Mr. Sumner had stated previously that he was running for election as well.

The full Board agreed to serve as the Nominating Committee. Both candidates were nominated by the Board to run for the Board position. By blind ballot, each Board member cast a vote to direct the allocation of the proxy votes. Ms. Magnussen, Ms. Earthman and Mr. Hobbes were recommended to serve to count the ballots and to apply the Board's proxy votes.

Motion: Motion by Ms. Gasperetti, seconded by Mr. Snell to appoint Mr. Hobbes, Ms. Earthman and Ms. Magnussen to the Ballot / Proxy Committee and to cast the Board's proxy votes as voted by the Board. No further discussion. Mr. Sumner abstained, four votes for approval. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for the month ending March 31, 2017 was reviewed.

There being no discussion the Financial Statement for the period ending, March 31, 2017, will be placed in the record for audit or review.

OLD BUSINESS

Fire Station Property – The Board reviewed the QuitClaim Deed drafted by the Association’s attorney. There was a correction to the PO Box. Discussion continued regarding the well and tank located at the northeast corner of the property. Question was asked if it was possible to reserve the conveyance of the area where the well and tank are located in a similar manner to the “Tower Site”. Ms. Moran was instructed to talk to our attorney and research the matter for discussion at the May Board meeting.

NEW BUSINESS

Open Space Off Highway Vehicle Permit: Ms. Moran shared with the Board concerns members/residents expressed related to ATV and other off highway vehicles (OHV’s) in our Open Space that might be operated by people who are not members of Tierra Grande. One way to help address that concern would be to “permit” OHV’s for members who use OHV’s in our Open Space. A permit may assure members that these specific vehicles are authorized access into the Open Space. Ms. Moran was instructed to draft a policy for discussion at the May Board meeting.

Socorro County Properties / Grazing Exemption – Ms. Moran shared that Julie Griego, Socorro County Assessor, informed TGIA that Socorro County would not allow the grazing exemption of TGIA properties in 2018 because the number of cattle on the lease with Marcland is too few for the number of acres leased.

Ms. Moran went on to say that the current lease with Marcland, will expire in September 2017. If the Board wants to renew the lease it will need to reflect the number of cattle that meets the grazing exemption requirements.

The Board instructed Ms. Moran to speak with Mr. McKinley to discuss renewal of the lease with the new conditions.

OTHER ITEMS: None

ADJOURNMENT: Ms. Magnussen adjourned the meeting at 6:15 p.m.

Next TGIA Board Meeting: Scheduled for Wednesday, May 24, 2017 at 4:00 p.m.

Signature
/sdm: Minutes04/26/17

Date Approved