

Tierra Grande Improvement Association, Inc.  
Board of Directors  
May 24, 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):** Ward McCartney, TGIA Member/Resident

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 Other Items – McKinley Lease & Liens. There being no other changes to the Agenda, the Agenda was accepted as amended.

**Open Space Vandalism:** Introductions were made. Ward McCartney, resident of Tierra Grande, Trueno Loop, Unit 23, expressed his concern regarding the number of Off Highway Vehicles (OHV) which use Trueno Loop to access Tierra Grande's Open Space. He stated that he indeed had blocked the roadway recently in an attempt to ascertain whether the riders were Tierra Grande members. The Board noted that roads within Tierra Grande are public roads which allow the general public to operate vehicles on the roads.

Mr. McCartney then asked if TGIA could limit the number of OHV's accessing the Open Space. Ms. Moran mentioned that the Protective Covenants allow for members to bring in guests without placing a limit on the number of guests. She also noted that within the party that Mr. McCartney had stopped on the roadway; three (3) are members – two (2) of which are residents.

The Board asked if Mr. McCartney was aware of any vandalism that had occurred in the Open Space such as the placement of spikes in pathways which resulted in damage to two of the ATV's and angered another member who brought her grandchildren into the Open Space and became concerned for their safety as a result of the spikes. Mr. McCartney stated that he was not aware of any vandalism that had taken place. The Board stated that they would support any member who may press charges as a result of damage resulting from such vandalism.

Ms. Magnussen informed Mr. McCartney that the Board is developing a member policy for the permitting of Off Highway Vehicles (OHV) in Tierra Grande's Open Space. It is the Board's hope that this policy will help assure that only members and their guests are operating OHV's in our Open Space.

Mr. McCartney left the meeting at this time.

#### **ACTION ITEMS:**

**Minutes:** The minutes of the April 26, 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. Snell, seconded by Mr. Tibbets to approve the minutes of April 26, 2017 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.**

**FINANCIAL REPORT(s)** – The Financial Report for the month ending April 30, 2017 was reviewed.

There being no discussion the Financial Statement for the period ending, April 30, 2017, will be placed in the record for audit or review.

#### **OLD BUSINESS**

**Open Space Vandalism:** Ms. Moran reported that Ms. Pravda and Ms. Zens are reluctant to file charges at this time. Also, Ms. Pravda had stopped into the TGIA office to report that it appears that all of the spikes have been removed from that specific area of the Open Space.

**Quit Claim Deed – TGIA Fire Station:** Mr. Tibbetts presented a survey of the fire station property that he had completed. The Board reviewed the details of the location of the structures located on the property, i.e. fire station, wells, water tanks, TWN tower.

Discussion of the wells took place. Decision was made to remove "D" from the deed drafted by our attorney since keeping the language in the deed, according to the New Mexico State Department of Finance Authority (DFA) will hinder the transfer. The City of Rio Communities has verbally assured Ms. Moran that the Road Department just simply needs to take the water it needs for Tierra Grande roads only.

Mr. Snell expressed that the draft Quit Claim Deed did not clearly spell out that the guidewires are encompassed in the area of property that does NOT convey to the City of Rio Communities.

Mr. Tibbetts stated that he has some ideas that may better clarify the deed restrictions. He will work on the proposed language to be discussed at the June Board meeting.

## **NEW BUSINESS**

**Draft 2016 Financial Review:** The Board reviewed the draft of the 2016 Financial Review completed by Ricci & Co. Mr. Hobbes reported that the numbers were good. Ms. Moran noted that Mr. Brown and/or Mr. Pink will attend the June 28<sup>th</sup> Board meeting to answer specific questions the Board may have.

There being no changes identified and no further discussion:

**Motion: Motion by Mr. Tibbetts, and seconded by Mr. Snell to approve Tierra Grande's 2016 Financial Review as presented. No further discussion. Unanimously approved. Motion carried**

**Open Space Off Highway Vehicle Permit Policy:** The Board reviewed a draft Policy: Permits for Off Highway Vehicles (OHV) in Tierra Grande Open Space. The Board made a correction to the word "Brief" in the introduction. Ms. Moran stated that she would like to introduce the Policy to the membership at the 2017 Annual Meeting. She will also send out an email to the membership as well as place an article in the October Tails "N" Trails newsletter regarding the Policy.

There being no other changes identified and no further discussion:

**Motion: Motion by Mr. Sumner, and seconded by Mr. Snell to approve the Policy: Permits for Off Highway Vehicles (OHV) in Tierra Grande Open Space as amended. No further discussion. Unanimously approved. Motion carried.**

**Valencia County Property Tax Protest:** Ms. Moran reviewed that she had filed seven (7) protests on NEW properties donated to Tierra Grande. The protest was approved by the Assessor based on evidence that property sales during 2016 & 2017 had a median selling price of less than \$250 / acre. Ms. Moran was reluctant to push to reduce the property values on other lots owned by Tierra Grande as it might impact owners wishing to sell their land. Ms. Moran projected that if the decision was to protest other properties that savings would only be a couple of hundred dollars AND it is expected that some of these properties will be offered for bid/sale to the members in 2018. The Board agreed that it was not worth pursuing protests on other properties – just newly donated properties.

## **OTHER ITEMS:**

**Lease:** Ms. Moran wondered if the Board would like to bid out the grazing lease for the Open Space or stay with the current lessors. The Board stated that they want to stay with the current lessors, and NOT raise the lease amount. These lessors have been very responsive to the Association. Ms. Moran will get in touch with Marc McKinley whose lease will expire in September of 2017. She will discuss with him the increase in the number of cattle required by Socorro County in order to meet the property tax grazing exemption.

There being no further discussion:

**Motion:** Motion by Ms. Gasperetti, and seconded by Mr. Snell to move forward with renewing the lease with Marc McKinley for grazing areas of Tierra Grande's Open Space in Torrance County, Valencia County and Socorro County at the current lease rate and amending the Socorro County Addendum to the Lease to increase the CYL's in Socorro County to 224 as required by the Socorro County Assessor. No further discussion. Unanimously approved as amended. Motion carried.

**Liens:** The Board reviewed a draft Policy: LIEN – Lots in Tierra Grande on which there are Structures AND are in Arrears of Assessment Payments. The Board made some suggestions to revising the LIEN notices that will be filed with the County Clerk. Ms. Moran will also incorporate the changes recommended by our Attorney, Katie Lynch. A revised draft will be provided to the Board for review at the June Board meeting. The Board appreciated Ms. Moran's work on creating this policy.

**ADJOURNMENT:** Ms. Magnussen adjourned the meeting at 5:35 p.m.

**Next TGIA Board Meeting:** Scheduled for Wednesday, June 28, 2017 at 4:00 p.m.

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Signature

/sdm: Minutes05/24/17

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Date Approved