

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
June 22, 2022

Directors Present: Michael Sumner, Executive VP (Zoom)
Judi Magnussen, Treasurer (Zoom)
Rhonda Davis, Secretary
Trenten Moore, Director (Zoom)

Directors Absent: Jim Lardner, President

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Lee Baldwin, CPA (Zoom)
2021 Annual Review

Karla Poe, Attorney (Zoom)
Sunzia Agreements

Audience: Ron Robbins (left the meeting during Executive Sessions)

Michael Sumner, Executive VP, called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION:

Due to time constraints the Board moved into Executive Session at 4:00 p.m.

Discussion item: SunZia TGIA Board of Directors Resolution & Agreements:

- First Amendment to Agreement and Option to Purchase Easements
- Memorandum of First Amendment
- Assignment of Real Property Rights
- Consent to Assignment
- Confidentiality Agreement

Motion: Motion by Ms. Magnussen, seconded by Mr. Moore to approve the transaction with SunZia as set forth in the above referenced Agreements and to authorize Ms. Davis to sign said Agreements on behalf of the Board of Directors. No further discussion. Ms. Davis, Mr. Moore and Ms. Magnussen voted in favor, none against, Mr. Sumner abstained. Motion carried.

The Board reconvened back into general Board meeting at 4:05.

AGENDA:

Mr. Sumner asked if there were any changes to the agenda.

The agenda was accepted as presented.

ACTION ITEMS:

Board of Directors Meeting Minutes – May 25, 2022,

Mr. Sumner asked if there were any changes or corrections to the content or to the substance of the minutes. There being no discussion:

Motion: Motion by Mr. Moore, seconded by Ms. Davis to approve the Board meeting minutes of May 25, 2022 as presented. No further discussion. Unanimously approved. Motion carried.

2021 Financial Review – Lee Baldwin, CPA, and author of TGIA’s 2021 Annual Financial Review joined the meeting at this time. Mr. Baldwin discussed the draft financial review with the Board. He noted there were no negative findings, that Mr. Hobbes and Ms. Moran were responsive to his requests for materials. He also stated that he feels a financial review is all that is necessary for TGIA as very little changes from year to year. Perhaps, when the time comes for Ms. Moran to leave employment an audit would be in order.

Ms. Moran noted a typo in Note 5 – Commitments. It appears that the office lease is repeated. The correction should be to the date of copier lease and our financial commitment to that lease.

Ms. Moran also recommended in Note 9 – Assessments Receivable Write-Off that a sentence be added reflecting that in accordance with State law, every year assessments receivable and interest due on accounts older than 5 years and 364 days must be written off.

Mr. Baldwin plans to attend the July 16th TGIA Annual Meeting of the members to present the Review.

Mr. Baldwin left the meeting at this time.

Discussion took place regarding the significant difference between the 2021 & 2020 Annual Assessments receivables. Ms. Moran thought that it may have to do with the write off of the \$84,000 in past due assessments and interest as required by a new State Law enacted in 2021.

Mr. Hobbes requested a copy of Mr. Baldwin’s work notes specific to the 2021 Annual Assessments Receivable and that a foot-note be added explaining the reason for the difference.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to approve the 2021 Annual Financial Review as amended. No further discussion. Unanimously approved. Motion carried.

Personnel Practices – The Board reviewed the proposed amendments to the Personnel Practices as follows:

- Clarify that TGIA hourly employees are “per diem” meaning they do not work regular hours and are assigned specific tasks to complete in compliance with the Healthy Workplaces Act effective July 1, 2022
- Juneteenth – add the federal holiday to the Practices

Motion: Motion by Ms. Magnussen, seconded by Mr. Moore to amend the Personnel Practices as presented above to be effective July 1, 2022. No further discussion. Unanimously approved. Motion carried.

TGIA Properties For-Sale-By-Owner – Ms. Moran noted that TGIA has 2 properties in the For-Sale-By-Owner catalog. She asked if the Board would like to amend the asking price per acre as she will be updating the catalog at the end of June.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to keep the asking price per acre as is. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending May 31, 2022 was reviewed.

There being no discussion, Mr. Sumner recommended that the Financial Statement for the period ending May 31, 2022 be placed in the record for audit or review.

OLD BUSINESS:

Update-Multi-Use Center - Mr. Moore noted the following:

- Fencing contractors have set the corner posts.
- Representatives from the City of Rio Communities is meeting with Ms. Moran to discuss moving forward with the State Fire Marshall to accept the proposed TGIA fire station, once the City representatives were made aware that Valencia County is willing to accept the new fire station as well as take back the old fire station.

Ms. Moran noted that TGIA received a request from Cibola Search & Rescue to train their rescue volunteers in TGIA’s Open Space. She feels this partnership would complement the services available at the new TGIA fire station. The Board requested that a representative of the rescue team meet with the TGIA Board to present their request.

Mr. Moore left the meeting at this time.

EXECUTIVE SESSION:

The Board moved into Executive Session at 5:30 p.m.

Karla Poe, Attorney joined the meeting at this time to discuss the Agreements between TGIA and SunZia.

The Board reconvened into the general Board meeting at 5:45.

OLD BUSINESS (Continued):

Covenants / Mining / Drilling Overlay Zone – Tabled for discussion at the July Board meeting.

Newsletter Costs – Ms. Moran had obtained a bid from Flyer Press related to the production of the TGIA newsletter. The costs were similar to Albuquerque Envelope. Sandy Schauer, our Editor, would like to work with Albuquerque Envelope for the October newsletter. She thought it was easy to work with this company but would like to reserve her recommendation until after the October newsletter.

Ms. Moran noted that the account number and the number of lots owned were not included in the ballot mailing labels as she had asked the printer. The printer apologized and the problem should not happen again. A spreadsheet of owners and number of lots owned will be available to the ballot committee which should expedite accounting for qualified votes.

NEW BUSINESS:

Military HWY – Ms. Moran shared a map showing the section of Military Hwy as it runs on the west side of HWY 47 in Unit 8 of Tierra Grande. Valencia County has agreed to open and maintain this section which had been closed for many years. Eventually, Cibola Energy, owner of Unit 8 will close off Tierra Grande Loop on the west side as they own the adjacent lots.

Ms. Moran shared her concern that if the plan to open HWY 47 on the east side of HWY 47 comes to fruition as proposed by Cibola Energy, this will create a very busy traffic flow directly from Socorro County up and into Canyon Del Rio.

TGIA Annual Meeting – Ms. Moran reminded the Board that the TGIA Annual Meeting is scheduled for Saturday, July 16th at 11:00 a.m. at the Del Rio Senior Center. Because the internet is not available at the Sr. Center, offering the meeting via Zoom will not be available this year.

Mr. Hobbes suggested that perhaps having a couple of food trucks available might simplify things for the TGIA staff.

OTHER ITEMS: None

ADJOURNMENT: Mr. Sumner adjourned the meeting at 6:00 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, July 27, 2022 at 4:00 p.m.

Signature

/sdm: Minutes06/22/2022

Date Approved