

**TIERRA GRANDE ASSOCIATION, INC.**  
**FIVE (5) YEAR**  
**GOALS & OBJECTIVES**  
**07/2017 – 06/2022**

1. Public Relations / Promote / Develop Value of Tierra Grande Improvement Association:
  - Continue to Develop the Architectural Control Committee (Achieved 08/19)
  - Continue to Promote / Protect the Open Space Property
  - Revise / Update Web Site & Brochures (Achieved 01/20)
  - Evaluate Building: Fire Station / Community Room / Office / Grounds (In Process)
  - Evaluate Additional Internet Tower in Tierra Grande (In Process)
  - Continue to Work with Valencia County to Maintain Roads
  - Continue to Develop a Positive Relationship with Members & Associates
  
2. Tierra Grande Policies/Procedures
  - Develop a Consolidated Instruction Book of Office Procedures/Policies (In Process)
  - Implement Off Highway Vehicle Policy for the Open Space (Achieved 07/17)
  - Implement Lien Policy for Properties with Structures that are in Arrears on Assessments (Achieved 07/17)
  - Develop and Implement Best Practices Related to Foreclosing on Vacant Lots (Achieved 07/20)
  - Develop and Implement Architectural Control Committee Policy and Procedures including Establishing Fees & Fines for Covenant (Achieved 04/20)
  - Develop and Implement Best Practices as related to NM State HOA Act 497 (Achieved 2019)
  - Change Language in Foreclosure Orders to Reflect that Future Over Bids will be Deposited Directly to the Courts by the Special Master following the date of the sale. (Achieved 2019)
  - Transfer Overage Account Funds to State of NM Courts (Achieved 2021)
  - Develop Policy / Practice to Off-set Cost of Extension of Power Lines to Support Owners Building in Tierra Grande (Achieved 2020)
  - Develop Policy / Practice to Off-set cost of Road Improvements on certain roads to Support Owners Building in Tierra Grande (Achieved 2021)
  - Develop Policy / Practice to Off-set cost to encourage energy efficiency, water conservation and environmentally friendly options to Support Residents Improving their properties in Tierra Grande (Achieved 2021)
  
3. Develop Alternate Sources of Income
  - Continue to Sell Lots Owned by TGIA
  
4. Monitor Costs to Assure Income Covers Expense
  - Continue to Review Expense Lines Regularly
  - Evaluate Raising Assessments Every Three (3) Years Beginning with Year 2020
  
5. Maximize Billing
  - Continue Foreclosure Process
  - Continue to Keep Up to Date on Change of Ownership
  - Continue to Keep Up to Date on Subsequent Developer