

Tierra Grande Improvement Association, Inc.
Board of Directors
February 26, 2020

Directors Present: Carol Gasperetti, President
Michael Sumner, Executive VP (Telephonic)
Judi Magnussen, Treasurer
Jim Lardner, Secretary
Rhonda Davis, Director

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Andrew Cunliffe, Study of Plant Life in TGIA Open Space
Michael Goff – Western Spirit Transmission Line

Audience: None

Carol Gasperetti, President, called the meeting to order at 4:00 p.m.

AGENDA:

Ms. Gasperetti asked if there were any changes to the Agenda.

There being no changes made to the Agenda, the Agenda was accepted.

ACTION ITEM:

Appointment of Director: Due to the resignation of Howard Snell from the TGIA Board effective February 1, 2020 there is now a need to fill the vacancy. Rhonda Davis, VP of Sales with New Mexico Bank & Trust, submitted her resume to TGIA for consideration. Ms. Davis has worked with the Association over the years in matters related to banking and finance.

Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner to approve the appointment of Ms. Davis fill the term of office left vacant due to the resignation of Howard Snell. No further discussion. Unanimously approved. Motion carried.

Ms. Moran noted that the term of the appointment ends with the election at the TGIA Annual Meeting in 2020. Ms. Davis may run for the vacant Director's seat and if elected by the members will fill a five (5) year term.

PRESENTATION: Andrew Cunliffe, Research Project Leader, Study of Plant Life in Desert Lands of the World.

Mr. Cunliffe, came before the Board to request access to the TGIA Open Space as part of a larger study of plant life in desert lands around the world. Mr. Cunliffe proposes to use drones to take pictures of the area plant life then compare changes over the years. He shared with the Board computer data of information the research project will be collecting. Mr. Cunliffe stated he would be willing to share the data he collects as related to TGIA.

The Board moved to approve Mr. Cunliffe's request when he provides to TGIA the necessary liability insurance documents. Ms. Moran requested that Mr. Cunliffe contact her when his team and/or the drones will be in the Open Space.

Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to approve Mr. Cunliffe's request to study plant life in Tierra Grande Open Space as presented. No further discussion. Unanimously approved. Motion carried.

Mr. Cunliffe asked if there might be someone available to show him through TGIA Open Space. Ms. Moran will contact Kim Pravda to ask if she would be available to guide Mr. Cunliffe.

Mr. Cunliffe left the meeting at this time.

EXECUTIVE SESSION

The Board convened into Executive Session at 4:21 p.m.

Decision made during Executive Session:

- Western Spirit Transmission Line – Easements Across TGIA Owned Property.

Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to approve the Easement Agreements across TGIA owned property with Western Spirit Transmission as presented to include a \$5,000 fencing repair allowance. No further discussion. One additional vote in favor with two (2) Directors abstaining. Approved. Motion carried.

The Board re-convened the regular Board Meeting at 5:45 p.m.

ACTION ITEMS:

Minutes: January 22, 2020 Board Meeting

Ms. Gasperetti 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 Ms. Magnussen to approve the minutes of January 22, 2020 as presented. No further discussion. Unanimously approved. Motion carried.

Adopt Architectural Control Policy & Procedure / Fees & Fines: Tabled

Lien Policy – Update: Tabled

FINANCIAL REPORT(s) – The Financial Report for period ending January 31, 2020 was reviewed.

There being no questions or discussion the Financial Statement for the period January 31, 2020 will be placed in the record for audit or review.

OLD BUSINESS

NM Dept. of Game & Fish – Update – Poaching & Coyote Carcasses: This material had been shared with the Board via email. Ms. Moran reported that NM Dept. of Game & Fish is actively investigating the case of the coyote carcasses that were dumped in Tierra Grande. Also representatives from Game and Fish have made the decision to reduce the charges it filed against a poacher down to a fine. No further discussion took place.

NEW BUSINESS

Insurance Quote: The Board reviewed a quote received from Berger Briggs for TGIA's insurance package. The quote for D&O insurance was not available at this time. Mr. Hobbes asked that should the decision be made to change insurance carriers, that the insurance be prorated to bring the policies to close as of December 31 of the year. The Board asked Ms. Moran to invite Mr. Portillo, of Berger Briggs to attend the next Board meeting.

Mortgages/Planned Unit Development Rider: Ms. Moran shared that mortgage holders are recognizing HOA's such as Tierra Grande. Newer mortgages contain Planned Unit Development riders which provides that the HOA contact the mortgage holder in cases where homeowners who are in arrears on their assessments to the HOA. This information is pertinent to the development of TGIA's Lien Policy for TGIA residents. More information will be available for discussion at next meeting of the Board.

Majority Owner / Removal of Protective Covenants: Ms. Moran shared that the majority owner of Unit 17 – Sleeping Indian Ranch – has indicated that they will be removing the Protective Covenants/Indenture from Unit 17 as is their right. To date nothing has been filed but when it is, owners will have to be notified, and TGIA documents will have to be amended accordingly and filed with the appropriate County Clerk such as the HOA Disclosure Form and the Protective Covenants. Ms. Moran suggested that this may just be the beginning of majority owners of a Unit exercising their right to amend/remove the Protective Covenants. Agenda item for the next Board meeting.

Dumping in the Abo Arroyo: Ms. Moran shared that the office received a report of dumping in TGIA's Abo Arroyo – Socorro County – Unit 5 – Tracts A & B. It was reported that someone on the Rio Grande Estates side of the Arroyo is doing the dumping. Ms. Moran does not want to put staff at risk talking to these people. It was recommended that Ms. Moran contact the State Police and/or the Army Corp of Engineers to ask for their assistance. Perhaps even file a claim with the Magistrate Court for a judgement. Ms. Moran will try to find someone to take pictures of the dumping and forward those pictures to the applicable authority. Hopefully, something can be done. More discussion as information becomes available at the next Board meeting.

OTHER ITEMS

None

ADJOURNMENT: Ms. Gasperetti adjourned the meeting at 6:09 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, March 25, 2020 at 4:00 p.m.

Signature

/sdm: Minutes02/26/2020

Date Approved