

Tierra Grande Improvement Association, Inc.
Board of Directors
February 28, 2018

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): None

Judi Magnussen, President, called the meeting to order at 4:00 p.m.

AGENDA:

Ms. Magnussen asked if there were any changes to the Agenda. Ms. Magnussen reported that Kim Pravda was not able to attend this month's Board meeting as planned. She also re-ordered the Action Items to have the Appointment of Interim Treasurer follow the Minutes of the January 24, 2018 Board Meeting. There being no other changes made to the Agenda, the Agenda was accepted as amended.

ACTION ITEMS:

Minutes - The minutes of the January 24, 2018 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.

Motion: Motion by Mr. Sumner, seconded by Ms. Gasperetti to approve the minutes of the January 24, 2018 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

Appointment of Director – Jim Lardner submitted his resume for consideration for appointment to the Tierra Grande Board of Directors to fill the vacancy of David Tibbetts who resigned his Directorship at the January 24, 2018 Board meeting. This Directorship position is scheduled for re-election in July 2018.

Motion: Motion by Mr. Sumner, seconded by Ms. Gasperetti to approve the appointment of Jim Lardner to serve out the term of outgoing Director, David Tibbetts. No further discussion. Unanimously approved. Motion carried.

Appointment of Interim Treasurer – The Board discussed filling the position of Treasurer left vacant by the resignation of David Tibbetts from the Board of Directors.

Motion: Motion by Mr. Sumner, seconded by Mr. Snell to appoint Ms. Gasperetti, Secretary, to serve as Treasurer until the re-appointment of Officers at the July 25, 2018 meeting of the Board. No further discussion. Unanimously approved. Motion carried.

2018 Proposed Budget – The Board reviewed the 2018 proposed budget. Mr. Hobbes recommended zeroing out Donated Land under Source of Funds since landowners are selling their lots instead. Discussion then took place regarding the proper accounting line item to property apply property taxes that Tierra Grande may pay on foreclosure properties that default to the Association. Mr. Hobbes recommended the property taxes be posted to regular land taxes NOT foreclosure costs.

Ms. Moran will amend the proposed budget to zero out “Donated Land” under Source of Funds and increase “Land Taxes” to \$10,000 for Valencia County.

Motion: Motion by Mr. Sumner, seconded by Ms. Gasperetti to approve the 2018 Budget as amended. No further discussion. Unanimously approved. Motion carried.

Resolution – Architectural Control Oversight – The Board reviewed the Board Resolution related to TGIA’s authority of Architectural Control that was prepared by Katie Lynch, Attorney. The Resolution will be filed with the Valencia County and Socorro County Clerks. No changes were made to the document.

Motion: Motion by Mr. Snell, seconded by Mr. Sumner to adopt the Resolution re-affirming the Tierra Grande Improvement Association’s authority over Architectural Control. No further discussion. Unanimously approved. Motion carried.

Bids – TGIA Lots – The Board reviewed the bids received for the seventeen (17) lots that were offered in the February edition of the Tails N Trails newsletter. All but one (1) lot received a bid. The Board approved awarding the property to the highest bidder on each lot. Ms. Moran will notify the bidders and prepare the deeds. The deeds will not be released until payment is made and the funds have cleared the bank.

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to award each lot to the highest bidder for that lot. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending January 31, 2018 was reviewed.

There being no further discussion the Financial Statement for the period ending January 31, 2018 will be placed in the record for audit or review.

OLD BUSINESS: None

NEW BUSINESS

Assessed Lots – The Board reviewed an updated report showing how many lots Tierra Grande currently owns in comparison to the same time frame in 2017. The Association sold thirty-six (36) lots thereby increasing revenue by over \$1,800 annually. The Board shared with Mr. Lardner the history as to why some lots are “exempt” under the definition of Subsequent Developer.

Foreclosure Funds Held In Trust – The Board discussed Attorney, Katie Lynch’s memo stating that overage funds from foreclosure sales must be turned over to the courts. Our attorney will begin the process with the courts.

Foreclosure Costs – The Board reviewed a spreadsheet of title search and legal fee charges that will be lost as a result of the changes in the law regarding foreclosures. The title searches could no longer be used because they were completed so long ago and each owner must be re-notified of the impending foreclosure process.

OTHER ITEMS

Office Lease – Ms. Moran reported that the office complex has been sold. The new landlord is interested in retaining TGIA as a tenant with a long term lease. It is likely that the monthly lease payment will remain the same. However, the landlord would like TGIA to off-set some improvement costs he will be making to the office such as a new cooler, a new furnace, a new roof. The Board stated that the landlord should submit his request in writing for the Board to consider.

Since the previous complex owner had declared bankruptcy and the office complex was sold in as a bank foreclosure, it is possible that the Association will lose its \$425 security deposit.

The new landlord is aware that the tenants in the offices that adjoin the TGIA office are linked into the TGIA electric meter. The landlord is also aware that our rent payment to him will be reduced by the estimated cost of the electricity used by the other tenants. It is the responsibility of the new landlord to collect those funds from the other tenants.

ADJOURNMENT: Ms. Magnussen adjourned the meeting at 5:10 p.m.

Next TGIA Board Meeting: Scheduled for Wednesday, March 28, 2018 at 4:00 p.m.

Signature

/sdm: Minutes022818

Date Approved