

Tierra Grande Improvement Association, Inc.
Board of Directors
March 27, 2019

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): None

Carol Gasperetti, President, called the meeting to order at 3:57 p.m.

AGENDA:

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

There being changes made to the Agenda, the Agenda was accepted.

ACTION ITEMS:

Minutes: February 27, 2019 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 the February 27, 2019 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending February 28, 2019 was reviewed.

There being no questions or discussion the Financial Statements for the period ending February 28, 2019 will be placed in the record for audit or review.

OLD BUSINESS

Western Spirit / Pattern Development: Mr. Lardner provided a synopsis of a meeting which took place on Monday, March 11, 2019 between 2 representatives from Pattern Development, Lisa Dodds & Jesse Rabb and 2 Tierra Grande Board members, himself and Judi Magnussen, and Sue Moran, TGIA Administrator.

Mr. Lardner stated that the proposed request for an easement through Tierra Grande's Open Space is at the southern edge in Socorro County close to the intersection of HWY 47 moving east along HWY 60. Since it appeared that the proposed easement was not as close to the current PNM easement as TGIA might like, Western Spirit stated they were willing to take another look and see if the new Western Spirit Line could be moved closer to the current PNM easement. Ms. Moran reported that the surveyors were out in that area now surveying the possibility.

Mr. Lardner also shared that Western Spirit's initial offer for the easement is open for negotiation and that they were willing to consider trading money for services such as survey's / fencing and/or other improvements to benefit the Tierra Grande community if that would be a request by TGIA.

Western Spirit representatives will be attending the April 24, 2019 Board meeting.

2019 Proposed Budget: The Board reviewed the 2019 proposed amended budget which reflects increased work hours in the personnel line. Funds for road projects and maintenance were moved from Improvements to Maintenance.

Discussion took place regarding the format of the proposed budget. The Board recommended that the budget be redesigned to create clear budget categories. Ms. Moran will work reformatting the proposed budget for the Board's review at the April meeting.

The Board took a look at a TGIA budget from 1993. It was amazing to see how well TGIA has managed its expenses in twenty five (25) years with the same assessment revenue income.

HOA Act Forms – The Board reviewed the following forms that drafted to comply with the HOA Act changes that will become effective July 1, 2019:

- Board Member Certification
- Disclosure Certificate Requests – Buyer & Seller

The Board approved the fees allowed by the HOA Act as follows:

- Production of Governing Documents: 10 cents a page
- Disclosure Certificate: \$100 (maximum allowed is \$300 – Board will review in a year)
- Title Transfer Fee: \$53

Motion: Motion by Mr. Sumner, seconded by Mr. Snell to approve the fees related to the completion of the Disclosure Certificate Request form within the guidelines of the HOA Act to be effective July 1, 2019. No further discussion. Unanimously approved. Motion carried.

The Board also reviewed the time line of steps that need to be completed as outlined in the memo dated March 18, 2019. It is important to inform the TGIA membership and to come into compliance before the HOA Act changes become effective date of July 1, 2019.

Architectural Control Policies: The Board reviewed the proposed Architectural Control policy, forms, fees and fines as required by the revisions to the NM HOA Act beginning July 1, 2019 as follows:

- ACC Committee History/Policy/Practice
- Construction Approval
- Conditional Variance Request – RV & Storage Units
- Conditional Variance – Farm Animals Other Than 2 Horses Per 5 Acres
- Land Owner Complain Report
- Non-Compliance / Violation Report
- Lien Policy and related forms (notification letters, lien forms)
- Fee / Fine Charges for enforcement of the Protective Covenants & ACC Services

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the ACC Policy as proposed and the related Fee/Fine Charges for enforcement of the Protective Covenants to be effective July 1, 2019. No further discussion. Four (4) yes votes – One (1) Abstention. Motion carried.

The Board also reviewed the time line of steps that need to be completed as outlined in the memo dated March 17, 2019 and the importance of informing the TGIA membership before the HOA Act changes become effective. Ms. Moran noted that all forms related to the HOA/Act updates and the ACC Policies will be uploaded to the TGIA web page before July 1, 2019. Articles will be published in the June 2019 edition of the Tierra Grande Tails N Trails.

EXECUTIVE SESSION

The Board convened into Executive Session at 5:31 p.m. to discuss a potential legal matter. The Board re-convened the regular Board Meeting at 5:51 p.m. No action was taken.

NEW BUSINESS

Realtor Report of Land Sales 2018: The Board reviewed land sales as reported by local realtors for 2018. The Board compared the sales report against the 2017 realtor sales report. While there was a slight increase in the per-acre selling price between 2017/2018 it was not significant.

OTHER ITEMS

Socorro County Assessor: Ms. Moran explained that recently a Socorro County property had changed hands three (3) times since mid-2018 when it was sold in a State Tax Sale. TGIA has no way of knowing what Socorro County properties changed hands for well over a year. Also we will lose chain of ownership if we rely solely on the Socorro County Assessor’s report. Now that Socorro County is experiencing problems with the Assessor’s computer system, there may even be more of a disconnect between our record’s and the Assessor’s report of ownership. It may require the TGIA Administrator or Assistant Administrator to visit the Socorro County Clerk’s office every couple of months to check their records unless some other solution can be found. The Board recommended that Ms. Moran visit the Clerk’s office as soon as possible and make a regular visit until something is resolved.

ADJOURNMENT: Ms. Gasperetti adjourned the meeting at 6:02 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, April 24th, 2019 at 4:00 p.m.

Signature

/sdm: Minutes03/27/19

Date Approved