

Tierra Grande Improvement Association, Inc.
Board of Directors
March 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): Kim Pravda, Open Space
Wendy Zens, Open Space

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

ACTION ITEMS:

Minutes - The minutes of the February 28, 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. Snell, seconded by Ms. Gasperetti to approve the minutes of the February 28, 2018 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

Properties Three (3) Years in Arrears – The Board reviewed a list of properties that are three (3) years in arrears on payment of the Assessment. Discussion took place. Decision was made to offer to write off interest on these past due accounts IF payment arrangements are fulfilled by May 31, 2018. The outcome of this offer will be reviewed at an upcoming Board meeting.

Motion: Motion by Ms. Gasperetti, seconded by Mr. Sumner to allow the write off of accrued interest on these properties that are three (3) years in arrears on payment of the assessment IF payment arrangements are made by May 31, 2018. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending February 28, 2018 was reviewed.

There being no further discussion the Financial Statement for the period ending February 28, 2018 will be placed in the record for audit or review.

OLD BUSINESS: None

NEW BUSINESS

Annual Meeting – Discussion took place regarding possible topics to present at the 2018 TGIA Annual Meeting. It was recommended that we ask Kim Pravada, TG resident and photographer of the TGIA Open Space, if she would be willing to share her Open Space photos and experiences with the membership at the Annual Meeting.

GUESTS:

Kim Pravda and Wendy Zens joined the meeting at this time. Ms. Pravda opened by distributing pictures of some damage / vandalism in areas of TGIA's Open Space:

- One of her game cameras has gone missing
- Someone is placing rocks across pathways making it difficult and dangerous to traverse.
- Another picture was of the illegal and reckless destruction to an ancient Alligator Juniper tree
- Dogs roaming the Open Space chasing the deer and sheep (appear to be domestic dogs)
- The fence that adjoins the new entrance gate to Sand Canyon to the east has been removed
- It appears that someone has dumped their yard waste such as tree limbs in this same area.

Discussion ensued. Ms. Moran will send a message out to the members regarding these issues. Hopefully, the word will get around that this is unacceptable behavior.

Ms. Pravda went on to say that she believes the closing of the north entrance (Torrance County) to the Open Space may be interfering with the natural migration of the sheep and mountain lions. It appears to her that there are more mountain lions in the area, however, there are also more sheep (many with no ear tags).

On a more positive note, it appears that the closing and repair of the Sand Canyon gate has resulted in fewer trespassers in the Open Space.

Mr. Lardner, agreed to look into the possibility of placing very large boulder's along the perimeter of the Sand Canyon access fence line that had been removed. The Board agreed to offset the cost of this effort out of the Open Space fund.

Ms. Pravda stated that there were two (2) seats open for this weekend's ATV trek into the Open Space if anyone on the Board was interested.

Ms. Pravda was asked by the Board if she would be willing to present photos / information on the TGIA Open Space to the membership at the July 21st, 2018 Annual Meeting. Happily, Ms. Pravda agreed.

The guests left the meeting at this time.

OTHER ITEMS

Office Lease – Ms. Moran reported that the new landlord, Oasis Plaza (Jeannie & Erik Hoskinson) is having the entire roof repaired in May and is working on obtaining bids to have the parking lot resurfaced. The landlord agreed to honor our \$425 security deposit. Our broken front window will be

repaired as well. They have requested that TGIA directly deposit the rent check into a special account at MyBank. Mr. Hobbes recommended that Ms. Moran obtain this request in writing from the Landlord.

Offer – Discussion took place regarding George Koch’s offer to TGIA for office space. The Board recommended that Ms. Moran make arrangements with Mr. Koch to have the Board visit the proposed space at the May Board meeting.

Janie & Mark Earthman – Ms. Moran wanted to recognize the hard work and diligence of Mark and Janie Earthman to clear out TGIA’s Little Free Library and storage room in the adjoining office space. The City of Rio Communities approved our storing the Little Free Library books in with the City’s books. Thirty-Six (36) boxes of books were moved.

Notes of Appreciation – Ms. Moran shared with the Board some notes of appreciation sent by members recognizing the value of the Board and staff.

Original Horizon Deed – Ms. Moran showed the Board an original Contract for Purchase of Land In Rio Communities that was given to the Association by a member. The Board requested that the contract be emailed to them for review.

HB 88 – This State Bill relates to taxation: providing procedures for the sale of abandoned real property for which delinquent property tax is due. This regulation is specific to subdivisions that have a minimum of five thousand lots in tax delinquency.

ADJOURNMENT: Ms. Magnussen adjourned the meeting at 5:25 p.m.

Next TGIA Board Meeting: The April meeting of the Board was cancelled due to unavailability of staff. The next meeting is scheduled for Wednesday, May 23, 2018 at 4:00 p.m.

Signature

/sdm: Minutes032818

Date Approved