

Tierra Grande Improvement Association, Inc.
Board of Directors
April 24, 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):** Michael Goff, ROW Agent – Western Spirit Transmission Line
Joe Hollingsworth, Supervisor – Western Spirit Transmission Line
- Audience:** Michael Scott, Tierra Grande Resident
Bob Skerry, Interested in the Project

Carol Gasperetti, President, called the meeting to order at 3:53 p.m.

Western Spirit Transmission Line: Michael Goff and Joe Hollingsworth, representatives of the Western Spirit Transmission Line project presented updated information to the Board regarding the status of the project. They clarified that there have been some recent changes in project management. To clarify, the name of the project is Western Spirit Transmission Line, the constructors of the line will be Percheron, the operators of the line will be another entity, while the owners of the line once completed will be the State of New Mexico Renewable Energy Transmission Authority (RETA). It is expected that construction will begin by the end of 2020. The power generated from the transmission line will supply residents of New Mexico as well out of state buyers.

The transmission line is proposed to go through sections of Tierra Grande as it travels from Bernalillo County across through to the Mesa Canyon Wind Farms around Willard, New Mexico.

Mr. Goff and Mr. Hollingsworth distributed a packet of information to the Board related to Tierra Grande. Within that packet were a survey consent form, construction questionnaire, payment authorization, and various agreements for the transmission line easement.

Mr. Goff and Mr. Hollingsworth answered a variety of questions from the audience as well as the Board regarding the towers, the route, the remediation of the land, the survey process, and many other details. They committed to providing more detailed maps and information of the transmission line as the Board requests.

5:15 - Mr. Goff, Mr. Hollingsworth and guests left the meeting at this time.

AGENDA:

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

Mr. Snell requested an Executive Session to discussion two (2) personnel matters and a legal matter. There being no other changes made to the Agenda, the Agenda was accepted as amended.

ACTION ITEMS:

Minutes: March 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 Mr. Snell to approve the minutes of the March 27, 2019 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

Nominating Committee & Election / Proxy Committee: Ms. Moran reported that no one, other than Ms., Magnussen has submitted a resume to run for the position of Board member.

The full Board agreed to serve as the Nominating Committee.

Ms. Gasperetti, Ms. Earthman and Mr. Hobbes were recommended to serve to count the ballots and to apply the Board's proxy votes.

Motion: Motion by Mr. Snell, seconded by Mr. Lardner to appoint Mr. Hobbes, Ms. Earthman and Ms. Gasperetti to the Ballot / Proxy Committee and to cast the Board's proxy votes. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending March 31, 2019 was reviewed.

There being no questions or discussion the Financial Statements for the period ending March 31, 2019 will be placed in the record for audit or review.

OLD BUSINESS

Western Spirit Transmission Line: Ms. Gasperetti recommended that the easement agreements presented to Tierra Grande be reviewed by our attorney prior to the Board taking any action. The Board agreed. Miss Moran will send the documents to our attorney for review and comment.

2019 Proposed Budget: The Board reviewed the amended 2019 proposed budget. Mr. Lardner recommended moving the funds allocated for the road/water diversion project with Valencia County from Maintenance to Other Community Development. The Board agreed that would be a better identification for the expense. The Board recommended that the proposed budget format match the document that has been approved the last several years and can be found on the Tierra Grande web site. Ms. Moran will make the changes accordingly and bring it to the Board for review/approval at the May Board meeting.

EXECUTIVE SESSION

The Board convened into Executive Session at 5:28 p.m. to discuss two (2) personnel matters and a legal question.

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

No action was taken.

NEW BUSINESS

Foreclosures: Mr. Lardner suggested that there should be a policy regarding properties selected for foreclosure. Ms. Moran agreed to prepare a spreadsheet of properties that are in the 4th year of non-payment. She will also prepare a draft of suggestions for such a policy for discussion at the May Board meeting.

OTHER ITEMS

None

ADJOURNMENT: Ms. Gasperetti adjourned the meeting at 6:00 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, May 22nd, 2019 at 4:00 p.m.

Signature

/sdm: Minutes04/24/19

Date Approved