

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
April 28, 2021

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Kim Pravda, Open Space Steward

Audience: None

Jim Lardner, President, called the meeting to order at 4:02 p.m.

OPEN SPACE ISSUES: Ms. Pravda shared videos with the Board showing people vandalizing the TGIA lock/gate to Sand Canyon. Officers from NM Dept. of Game and Fish responded. The Officers met with the people who happen to have been Tierra Grande residents. The family was warned and are aware that if future violations occur, the Association will press charges.

Ms. Pravda went on to update the Board as to a recent case of illegal hunting in Tierra Grande Open Space. In this instance the person was not a Tierra Grande member. The person made every effort to escape from the Game and Fish Officers but was eventually caught and was issued a citation. Ms. Pravda testified in court as to the incident. The Judge's decision has yet to be announced.

Ms. Pravda informed the Board that there is a lot more activity in Tierra Grande Open Space than ever before. She asked that the Association request travelers to stay on the existing paths and not create new paths. It is very dry and the fire danger is very high. Ms. Moran stated she would put an article in the upcoming Tales N Trails as well as include a note to the members in the weekly email blast.

Discussion took place regarding ordering various signs which might help reduce the traffic and vandalism in the Open Space. Ms. Moran and Ms. Pravda will meet and discuss options/language for the Board's review prior to having the signs printed.

The Board expressed their appreciation to Ms. Pravda for her hard work and efforts to preserve and protect the Tierra Grande Open Space.

Ms. Pravda left the meeting at this time.

AGENDA:

Mr. Lardner asked if there were any changes to the Agenda.

There being no changes to the Agenda, the Agenda was accepted as presented.

ACTION ITEMS:

Board of Directors Meeting Minutes: March 24, 2021

Mr. Lardner 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 Ms. Magnussen, seconded by Ms. Gasperetti to approve the Board meeting minutes of March 24, 2021 as presented. No further discussion. Unanimously approved. Motion carried.

Renewal of Certificates of Deposit: The Board reviewed the list of four (4) certificates of deposit maturing in April. The following motions were made:

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to roll over the 2 CD's maturing with New Mexico Bank and Trust for a term of 3 months to mature in July 2021. No further discussion. Unanimously approved. Motion carried.

Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to roll the 2 CD's maturing with United Business Bank into the existing CD # 21 with United Business Bank, which will mature in October 2021. No further discussion. Unanimously approved. Motion carried.

Nominating Committee: The Board reviewed the resumes of the two (2) TGIA residents who applied to fill the "resident" position on the TGIA Board of Directors: Kim Pravda and Trenten Moore. Each candidate is in good standing (paid) and each candidate resides in Tierra Grande.

In accordance with the TGIA By-Laws, the Board of Director's acting as the Nominating Committee, nominated both applicant names to be placed on the Ballot for the upcoming election by the members.

Motion: Motion by Ms. Davis, seconded by Ms. Magnussen that the Board of Director's serve as the Nominating Committee for the 2021 election of a Director. No further discussion. Unanimously approved. Motion carried.

Motion: Motion by Ms. Gasperetti, seconded by Ms. Magnussen to nominate Kim Pravda and Trenten Moore as qualified candidates whose names will be placed on the ballot for the upcoming election to fill the “resident” Director position. No further discussion. Unanimously approved. Motion carried.

Election Committee: In accordance with the TGIA Bylaws and in compliance with the State of NM HOA requirements, the appointment of the Election Committee is at the discretion of the President of the Board of Directors. Mr. Lardner, President, appointed George Hobbes and Janie Earthman to serve as the Election Committee.

Drawing to Win A Credit: The number of returned ballots for the 2020 election supported the continuation of TGIA offering a credit to landowners in good standing whose ballot may be pulled in a drawing for a credit to TGIA their account. Discussion took place if it would be more attractive to the members to have a “cash” prize or the credit. It was decided to stay with the credit as follows:

- 1st Prize - \$250 Credit**
- 2nd Prize - \$150 Credit**
- 3rd Prize - \$75 Credit**

Motion: Motion by Ms. Magnussen, seconded by Ms. Gasperetti to renew the drawing to win a credit to the account for owners in good standing who return their ballots in time for the Annual Election of a Director. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending March 31, 2021 was reviewed.

Mr. Hobbes noted that the only unusual transactions for March were the funds received for the sale of a TGIA owned lot AND the recovery of legal fees.

There being no questions or discussion the Financial Statements for the period ending March 31, 2021 will be placed in the record for audit or review.

OLD BUSINESS –

Grazing Lease: The grazing lease currently held by Sleeping Indian Ranch (Unit 17) is due to expire at the end of July 2021. Another rancher has expressed interest in obtaining the grazing lease of this area with TGIA. Mr. Sumner stated that he would be willing to meet with the rancher and hear his offer. Mr. Sumner will provide Ms. Moran with some dates/times to schedule the meeting.

2021 Cash Budget: The Board reviewed a detailed cash budget prepared in accordance with the 2021 Cash Budget approved by Board of Director’s last month. This cash budget reflects income and expense as of April 25, 2021. Mr. Hobbes noted that there isn’t much difference

between accrual reporting and cash basis reporting. If the Board would like to review the cash basis report on a quarterly basis, Ms. Moran will add it to the Board agenda.

Re-Draft – Road Assistance Procedure: Ms. Moran suggested that identifying the Power Line Assistance Procedure as well as the Road Assistance Procedure as a “Grant” might be better titles for the procedures. The Board concurred. Ms. Moran will update the titles accordingly. She will also work on finalizing the changes to the Road Assistance Grant for Board review and approval at the May meeting. Per the HOA ACT, TGIA is required to provide our members with the opportunity to review/comment on the proposed Grant prior to its official implementation date.

NEW BUSINESS –

Communications with Members: Currently, TGIA communicates with the members via the Tales N Trails newsletter which is published three (3) times a year and USPS mailed to all members who are not in foreclosure. The Association also communicates with the members on the TGIA web site. Updates and important communications can be found on the “Updates” page of our web site. Meeting dates and information can also be found on our web page. Then on a weekly basis TGIA sends out an email blast to all members who expressed interest in receiving the emails. This communication style generally is related to what is happening in the TGIA community and is more directed to the interest of the residents of Tierra Grande. Ms. Moran asked if the Board had suggestions as to additional efforts to improve communication with the members. The Board as a whole felt that the current communications with the membership exceeded expectations.

Seedlings in Our Open Space: Ms. Moran shared that a resident in Tierra Grande received a grant from the Whitfield Nature Conservancy to help bring his TGIA property back to its natural state. A Whitfield representative suggested that seedling trees obtained from Tierra Grande Open Space might result in a more successful transplant experience. The TG resident asked if the Board would approve such a request. The Board unanimously turned down the request to obtain tree seedlings from TGIA Open Space. Ms. Moran will inform the resident of the Board’s decision.

OTHER ITEMS –

Fire Station / Community Center - Update: The Board discussed the meeting Ms. Moran had with the City of Rio Communities Mayor Pro-Tem, City Manager, and Fire Chief regarding a proposed Fire Station in Tierra Grande Unit 22. The location was approved by the Fire Chief. The next step is to obtain a variance from Valencia County to build the fire station on a lot that is zoned rural residential. Ms. Moran shared that she has been in touch with the State Economic Development Department specifically as it pertains to energy efficiency of the proposed fire station.

SunZia Transmission Line: The Board reviewed a just released map from the Bureau of Land Management (BLM) which indicates that SunZia has three (3) alternative routes proposed to cross through Tierra Grande. It will take BLM approximately six (6) months to complete the NEPA and public input process before a final decision is announced.

Lights in the Distance: Ms. Magnussen noted that new lights can now be seen south east of the Dairy. She asked if anyone knew what they were about. Ms. Moran agreed to look into the matter.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:25 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, May 26, 2021 at 4:00 p.m.

Signature

/sdm: Minutes4/28 /2021

Date Approved