

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
May 26, 2021

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Michael Scott, SunZia Transmission Line - Routes

Audience: None

Jim Lardner, President, called the meeting to order at 4:00 p.m.

SUNZIA TRANSMISSION LINE – Proposed Routes Through Tierra Grande: Michael Scott, TGIA resident (Unit 9) stated his objections to the proposed SunZia Transmission Line through Tierra Grande. Mr. Scott, shared that the future of energy transmission is not with traditional power lines but instead alternatives such as battery and wind. He reviewed with the Board the Bureau of Land Management’s (BLM) map showing the three (3) alternative routes for the SunZia transmission line transecting Tierra Grande east/west. He went on to state that if the power line must be built then choosing the northern route which parallels the Western Spirit transmission line is the best option. Ms. Gasperetti shared that it would be her preference to have the SunZia line parallel the Western Spirit line as well.

Mr. Scott related that he was very much against the proposed southern route just north of Highway 60. He asked that the Board consider contacting SunZia representatives to inform them that TGIA would be willing to accept an offer lower than SunZia’s offer to Capital Fund (the owner of the properties of the proposed southern – Highway 60 route) to assure that the line NOT be constructed along that southern route.

Mr. Scott was aware that there will be public scoping meetings held by BLM before final decisions are made. The BLM process could take over six (6) months.

The Board expressed their appreciation to Mr. Scott for taking the time to attend the Board meeting and express his concerns.

Mr. Scott left the meeting at this time.

Mr. Lardner asked if any other member had expressed concern regarding the SunZia Transmission Line. Ms. Moran stated that no other member had contacted her to date regarding the SunZia line. Since TGIA was under a non-disclosure requirement until the BLM released the information to the public, the TGIA members were not informed. She reminded the Board there is an article in the upcoming Tales N Trails newsletter regarding SunZia. She will send out additional information to the members in the upcoming weekly email blast.

AGENDA:

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

Ms. Moran asked that the presentation by Andrew Tabot, RGEFD Fire Chief be removed from the Agenda. Mr. Tabot was not able to attend the Board meeting this month.

Mr. Hobbes asked that the Election Committee be added for discussion.

Motion: Motion by Ms. Gasperetti, seconded by Ms. Davis to accept the Agenda of the May 26, 2021 Board Meeting as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes: April 28, 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. Gasperetti, seconded by Ms. Magnussen to approve the Board meeting minutes of April 28, 2021 as presented. No further discussion. Unanimously approved. Motion carried.

Grazing Lease: Mr. Sumner shared with the Board the meeting he had with Ryan Oldfield, a local rancher who is interested in leasing a portion of the Open Space area currently under lease with Sleeping Indian Ranch. He then had a meeting with Elia and Emilio Sanchez regarding their interest in leasing the remaining portion. Elia and Emilio expressed concern that if another rancher leased a portion of the area, and that rancher did not have his cattle fully vaccinated, a deadly disease could spread to their cattle. They were not willing to take that chance. Mr. Sumner negotiated an increase in the lease along with the requirement that they repair an area of fencing at the southern boundary of the leased area. Elia and Emilio countered that they would like a ten (10) year lease. Mr. Sumner let them know that the final decision will be made by the Board of Directors.

Ms. Moran explained that the Sanchez's have not seen the revised lease. She will send them a copy for their review and comment.

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to accept the lease terms as presented. No further discussion. Unanimously approved. Motion carried.

Proposed Fire Station – Request for Survey: Ms. Moran requested approval to proceed with obtaining a survey of the lot on which the fire station / community center is proposed to be constructed.

Motion: Motion by Ms. Magnussen, seconded by Ms. Gasperetti to approve the expense of surveying the TGIA owned property for the proposed fire station / community center. No further discussion. Unanimously approved. Motion carried.

Grant – Road Assistance Procedure: Ms. Moran noted that the State HOA rules require that members have at minimum a three (3) day window of opportunity to review and comment on any/all proposed policies / procedures / practices that may impact them and / or the TGIA property they own. Ms. Moran requested that the Board approve the draft Grant - Road Assistance Procedure so it can be put on the web site as well as emailed to the members in the weekly email blast.

Election Committee – Mr. Hobbes reported that he will not be available to attend the 2021 TGIA Annual meeting. He asked that the Board consider adding an alternate to the Election Committee. Discussion took place. Ms. Moran thought it would be a good idea to always have an alternate appointed just in case.

Motion: Motion by Mr. Sumner, seconded by Ms. Gasperetti to appoint Mark Earthman to serve as Alternate on the Election Committee. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending April 30, 2021 was reviewed.

Mr. Lardner asked if the CD's had been rolled over as instructed. Mr. Hobbes stated that they had.

There being no questions or discussion the Financial Statements for the period ending April 30, 2021 will be placed in the record for audit or review.

OLD BUSINESS – None

NEW BUSINESS – None

OTHER ITEMS –

Communications with Members: Ms. Moran suggested that one way that may help to improve communications with the members would be to add a note to our web site - in the Board meeting date information - that the draft Agenda for the upcoming Board meeting will be available at the TGIA office 72 hours prior to the Board meeting. The Board agreed.

Assistance With Power Line Extension: Ms. Moran, on behalf of Noman Khushafa, extended his thank you to the Board for their consideration of helping to offset some of the cost of bringing power to his property. Socorro Electric agreed to write off the \$1,700 difference between the quote and the final bill.

Annual Board Dinner: Discussion took place regarding scheduling the Annual Board Dinner – before Ms. Gasperetti leaves the Board. Decision was made to have the dinner following the Board meeting of June 23, 2021 at 6:15 p.m. Mr. Hobbes volunteered to organize the dinner at Ribs/The Tractor Place in Los Lunas.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:15 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, June 23, 2021 at 4:00 p.m.

Signature

/sdm: Minutes5/26
/2021

Date Approved