

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
June 23, 2021

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Lee Baldwin, CPA – TGIA’s 2020 Annual Financial Review

Audience: None

Jim Lardner, President, called the meeting to order at 4:03 p.m.

AGENDA:

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

Motion: Motion by Ms. Magnussen, seconded by Ms. Gasperetti to accept the Agenda of the June 23, 2021 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes: May 26, 2021

Mr. Lardner asked if there were any changes or corrections to the content or to the substance of the minutes. Mr. Lardner pointed out that the date at the top of the minutes reflected April 28, 2021 which should be corrected to reflect May 26, 2021. There being no further discussion:

Motion: Motion by Ms. Gasperetti, seconded by Mr. Sumner to approve the Board meeting minutes of May 26, 2021 as amended. No further discussion. Unanimously approved. Motion carried.

Grant – Road Assistance Procedure: Ms. Moran reported that the proposed grant procedure for road assistance that was approved to be distributed to the membership by the Board on May

26, 2021 was posted on the TGIA web site on June 1, 2021 and emailed in the weekly email blast dated June 4, 2021. While the comment period officially closed on June 7, 2021, the documents were left on the web site and no comments were received as of June 18, 2021.

Motion: Motion by Ms. Gasperetti, seconded by Ms. Magnussen to approve the Administrative Practice Grant Procedure for Road Assistance to be effective July 1, 2021. No further discussion. Unanimously approved. Motion carried.

Lee Baldwin, CPA – joined the meeting at this time.

2020 Annual Review – Mr. Baldwin discussed the 2020 Annual Review with the Board. Mr. Baldwin explained that accounting standards for non-profits requires the reporting of donations that are restricted by the donor. Therefore, a change in the format of the annual review now reflects a middle column to report such contributions. Space limitations required that 2019 and 2020 Statement of Activities are now reported on separate pages instead of side by side like the Statements of Financial Position and the Statements of Cash Flows.

Mr. Baldwin went on to review the Notes to Financial Statements. He explained that in Note 5 – Commitments – long term lease commitments are required to be reported in the monthly financial statements.

Mr. Baldwin stated that TGIA is in a very good financial position and there were no findings. He asked the Board if they had questions.

Mr. Lardner suggested, since there is a big difference between the Interest and Other Income on the Statement of Activities between 2019 and 2020 that Mr. Baldwin create a separate note reflecting the income received from the two easements for powerlines through Tierra Grande owned property and that income is not expected to be recurring.

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to accept the 2020 Annual Financial Review as amended – to include the additional note relating to the income from the two powerline easements. No further discussion. Unanimously approved. Motion carried.

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

Mr. Lardner expressed his concern about the amount of assessment revenue uncollected. Ms. Moran stated that in July the Board will receive a spreadsheet which will show the trend of unpaid assessments over the years. The report will also breakdown the uncollected amounts by year 1, 2, 3, 4/more.

Ms. Moran noted that a bulk of the uncollected revenue in year 4 is interest. Mr. Lardner asked if a report could be generated showing how much of the year 4 amount is interest. Ms. Moran stated that she did not believe that the billing program could break that out but she will look into it.

Discussion ensued regarding ideas of ways to collect the revenue. Ms. Moran noted that several options have been tried over the years from writing off interest for those willing to pay, to giving owners additional time to pay, to sending additional warning letters. She felt that the problem lies with the lack of action relating to foreclosures. That TGIA has not held a foreclosure sale since February 2019 also the problem is the with the annual budget cap of \$30,000 the Board has approved. This allows for approximately ten (10) owners a year to be processed.

Mr. Lardner suggested since the Association has funds, that the budget cap be increased to process more foreclosures since the goal is to get the properties back on the active Assessment income. Even if the properties default to TGIA, they can be sold at a later date and the funds recovered at that time.

Ms. Moran suggested that one way for the Board to decide which properties to move forward with, would be to expand the properties that have been measured from the current limit of 5, 6, 7 to include those that have measured 4 perhaps even 3. She will have an analysis for the Board to review at the July 28, 2021 meeting.

Mr. Lardner suggested that the Board receive a quarterly breakdown of unpaid assessments. Ms. Moran will work on that.

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

OLD BUSINESS –

SunZia: Ms. Moran reported that she participated in a Zoom presentation hosted by the BLM regarding the proposed SunZia powerline. Nothing new was introduced. None of the audience were Tierra Grande members. No decisions were made. TGIA did send a letter to the BLM supporting the transmission line and SunZia's efforts to co-locate and/or parallel with existing transmission infrastructure.

NEW BUSINESS –

Mud-Bog Event: The Board reviewed a map of the location of the Mud-Bog event that was held in Tierra Grande in Unit 11. The neighbors who were in close proximity to the location of the event had no issues. Ms. Moran was informed that one member, Mike Scott, who lives a couple of miles away, complained to the landowner. Ms. Moran reported that after the event she drove to the location to look over the situation. She did not find any trash or debris and the lot was being brought to level by the landowner.

Drink Tank: Ms. Moran shared information regarding a wildlife watering station that Kim Pravda, believes would be beneficial to the animals in TGIA's Open Space. This watering tank does not require constant filling. Ms. Moran just wanted to get an idea of the Board's thoughts regarding the cost of the tank. The cost of shipping is unknown at this time. Mr. Lardner offered, if the location of the manufacturer is close to locations in Texas where his company makes frequent

deliveries, he may be able to arrange for pick-up. Ms. Moran will try to find out the answer to these questions.

OTHER ITEMS –

Ballot Committee: Reminder that the Ballot Committee - Janie Earthman, Mark Earthman, and George Hobbes, will meet on Friday, July 9th at the TGIA office to count the ballots received to date for the election of a Director.

Annual Meeting: Reminder that the TGIA Annual Meeting is scheduled for Saturday, July 17th from 11:00 a.m. – 1:00 p.m. via Zoom. The link to the meeting can be found on our web site www.TierraGrande.org under “Member Meetings”.

Ms. Moran asked for a copy of the speeches made by the Board President and the Treasurer so those documents can be uploaded to the web site after the meeting for those who were not able to participate in the Zoom event.

Since Mr. Hobbes will not be available in person to draw the winners of the credit to their account, Ms. Moran recommended that a Board member be present at the TGIA office to draw the names of the winners. Ms. Gasperetti stated she would attend the Annual Meeting at the TGIA office.

Ms. Moran informed that Board that two (2) hand made items had been donated by members to raffle at the upcoming Annual Meeting. Discussion took place as to how to hold the drawing. Ms. Gasperetti suggested that since it has been our practice to limit the drawing to those members who attend the meeting, this would be an opportunity for members who might not generally be able to attend in person be eligible for the drawing. Ms. Moran stated once the meeting is up and running she could create slips with participants names to enter the drawing.

Memorial – George Koch: A donation was made by TGIA to “Best Buddies” per the preference of the family. Ms. Moran suggested that when the new TGIA fire station is built, that a “memorial garden” or “memorial bench” be installed in memory of Mr. Koch.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:38 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, July 28, 2021 at 4:00 p.m.

Signature

/sdm: Minutes6/23/2021

Date Approved