

Tierra Grande Improvement Association, Inc.
Board of Directors
June 27, 2018

Directors Present: Judi Magnussen, President
Michael Sumner, Executive VP
Carol Gasperetti, Secretary/Treasurer
Howard Snell, Director

Directors Absent: Jim Lardner, Director

Administration Present: George Hobbes, Accountant
Sue Moran, Administrator

Guest(s): Wayne Brown, Partner, Ricci & Co.
2017 Financial Review

Judi Magnussen, President, called the meeting to order at 4:02 p.m.

AGENDA: Ms. Magnussen asked if there were any changes to the Agenda. There being no other changes to the Agenda, the Agenda was accepted as presented.

ACTION ITEMS:

2017 TGIA Annual Financial Review: Introductions were made. Mr. Brown provided detail and comment to the 2017 TGIA Annual Financial Review that Ricci & Co. had completed. Mr. Brown reported that TGIA is in excellent financial shape. TGIA's income covered the expenses, total assets increased, and cash on hand while somewhat less than 2016 was related to the transfer of funds into Certificates of Deposit. Total Assets were down a bit as a result of the transfer of the Tierra Grande fire station to the City of Rio Communities. One fluctuation between 2016 and 2017 was related to how donated properties were valued when placed on the books years ago and the actual value of the lot at point of sale.

Mr. Brown recommended that the Board consider was the Allowance for Doubtful Accounts of \$7,500. Mr. Brown expressed that a better picture of actual doubtful accounts could be accounted for as a percentage of unpaid Assessments. The Board will consider this option beginning in 2018.

Mr. Brown stated he would recommend that TGIA continue with an Annual Financial Review. A full audit may be called for when people in key positions are hired or leave.

Mr. Brown left the meeting at this time.

There being no changes to the 2017 Financial Review as presented and no further discussion:

Motion: Motion by Mr. Sumner, and seconded by Mr. Snell to approve Tierra Grande's 2017 Financial Review as presented. No further discussion. Unanimously approved. Motion carried.

Minutes: The minutes of the May 23, 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.

There being no further discussion:

Motion: Motion by Mr. Sumner, seconded by Ms. Gasperetti to approve the minutes of May 23, 2018 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.

Office Lease: Ms. Moran presented the finalized Five-Year Lease for the TGIA Administrative Office beginning October 24, 2018 – October 23, 2023. Beginning in November 2018 the rent will increase by \$75/month to a sum of \$500 a month. The Board had no additional questions regarding the Lease.

Motion: Motion by Mr. Sumner, seconded by Mr. Snell to approve the Office Lease as presented. No further discussion. Unanimously Approved. Motion carried.

Grazing Lease: Ms. Moran presented the amended Three-Year Grazing Lease between Sleeping Indian Ranch (Dr. Sanchez) and TGIA for grazing in the Open Space (Socorro County). Beginning August 1, 2018 through July 31, 2021. The Lease was increased to \$500 annually.

Ms. Moran shared that Ryan Oldfield, another grazer interested in leasing the Open Space, stated that he would lease the whole area currently leased by Dr. Sanchez should the lease not be renewed.

The Board had no additional questions regarding the Lease.

Motion: Motion by Ms. Gasperetti, seconded by Mr. Snell to approve renewing the grazing lease with Sleeping Indian Ranch as presented. No further discussion. Unanimously Approved. Motion carried.

Funding Open Space Project – Wildlife Water Tanks: Ms. Moran informed the Board that two (2) of our members, Kim Pravda and Windy Zens, are purchasing a water tank to benefit the animals in the Open Space during this draught. An additional water tank would benefit the wildlife. There is no additional shipping charge for the second tank. Ms. Pravda is willing to install the tanks and watch over them once installed. The Board agreed to purchase the

second water tank using Open Space funds as long as the placement of the tanks does not alter the natural course of water flow in the Open Space.

Motion: Motion by Mr, Sumner, seconded by Mr. Snell to approve payment for a water tank using Open Space funds. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for the month ending May 31, 2018 was reviewed.

There being no discussion the Financial Statement for the period ending, May 31, 2018, will be placed in the record for audit or review.

EXECUTIVE SESSION

The Board went into Executive Session at 5:19 p.m. to discuss a legal issue.

The Board reconvened the regular Board meeting at 5:45

During Executive Session the Board made the decision to have our Attorney handle the matter.

OLD BUSINESS

Annual Review Five (5) Year Goals and Objectives: Tabled

NEW BUSINESS

Donated Lot: Ms. Moran reported that a five (5) acre lot was donated to Tierra Grande.

OTHER ITEMS:

Annual Meeting: Reminder that the Annual Meeting is scheduled for Saturday, July 21st from 11:00 a.m. – 1:00 p.m. at the Tierra Grande County Club.

Architectural Control Committee (ACC): Discussion took place regarding the ACC approval/disapproval process. Decision was made to call a meeting of the ACC then bring the recommendation to the Board.

ADJOURNMENT: Ms. Magnussen adjourned the meeting at 6:05 p.m.

Next TGIA Board Meeting: Scheduled for Wednesday, July 25, 2018 at 4:00 p.m.

Signature
/sdm: Minutes06/27/18

Date Approved