

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

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): None

Audience: None

Jim Lardner, President, called the meeting to order at 3:55 p.m.

AGENDA:

Mr. Lardner asked if there were any changes to the Agenda. Ms. Moran mentioned that she had some items to add regarding Capital Fund and minor informational items.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to accept the Agenda of the July 28, 2021 Board Meeting as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes: June 23, 2021

Mr. Lardner asked if there were any changes or corrections to the content or to the substance of the minutes. There being no discussion:

Motion: Motion by Ms. Davis, seconded by Ms. Magnussen to approve the Board meeting minutes of June 23, 2021 as presented. No further discussion. Unanimously approved. Motion carried.

Annual Meeting Minutes: July 17, 2021

Mr. Lardner asked if there were any changes or corrections to the content or to the substance of the minutes. There being no discussion:

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to approve the 2021 Annual Meeting minutes of July 17, 2021 as presented. No further discussion. Unanimously approved. Motion carried.

Ms. Moran noted that only 197 ballots were received from the members for the 2021 election of a Director. 100 less than the previous year. It did not appear to her that offering a credit to a member's account was an incentive to return the ballot.

Election of Officers: The Board acting as the nominating committee suggested keeping the officers in place for the period of July 2021 – June 2022. Mr. Lardner cast the proposed slate of officers by acclamation:

President:	Jim Lardner
Executive VP:	Michael Sumner (no signatory authority)
Treasurer:	Judi Magnussen
Secretary:	Rhonda Davis

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to approve the slate of officers as presented. No further discussion. Unanimously approved. Motion carried.

Appointment of Architectural Control Committee (ACC): Ms. Magnussen noted that one of the ACC members resigned from the Committee. Kim Pravda agreed to serve on the committee should she be appointed by the Board.

Chair:	Judi Magnussen
Administrator:	Sue Moran
Member:	Carol Claus
Member:	Michael Hunt
Member:	Kim Pravda

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to approve the Architectural Control Committee for July 2021 – June 2022 as presented. No further discussion. Unanimously approved. Motion carried.

Appointment of Open Space Steward: Kim Pravda has been serving in the unofficial capacity of Open Space Steward over these past few years. It was decided that it is time to officially recognize the need for such a position to serve in this capacity. Kim Pravda agreed to serve as the Open Space Steward should she be appointed by the Board.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to approve the appointment of Kim Pravda to serve as Open Space Steward for July 2021 – June 2022 as presented. No further discussion. Unanimously approved. Motion carried.

Creation and Appointment of Fire Station Committee: Since this was a newly formed committee, the Board discussed the committee's role in bringing to fruition a new fire station, community center, perhaps the TGIA office as well.

Chair:	Trenten Moore
Administrator:	Sue Moran
Member:	Carol Claus
Member:	RGEFD Chief
Member:	TGIA Member

Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to approve the creation of a Fire Station Committee and appointment of positions for July 2021 – June 2022 as presented. No further discussion. Unanimously approved. Motion carried.

Investment of Funds & Maturing Certificates of Deposit: The Board reviewed and discussed the best option regarding two (2) CDs that matured on July 22, 2021 with NMB&T. Recommendation was made to renew the CD's with NMB&T for three (3) months. That will bring all of the CD's the Association holds to maturing in October 2021.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis renew the maturing CDs with NMB&T for an additional three (3) months. No further discussion. Unanimously approved. Motion Carried.

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

There were no questions regarding the Financial Report. Ms. Moran noted that \$1,200 for the renewal of the Sanchez grazing lease was received in July. She also noted that beginning August 1, 2021 PayPal will be changing its fee structure. She will keep an eye on things but does not believe that the change will have an impact on TGIA credit card fees. Ms. Moran also noted that she had made an error in calculating the revenue for the 2021 budget. \$64,800 for the H frames from Western Spirit was received in 2020. Therefore, the anticipated revenue for 2021 will have to be adjusted down accordingly. She will send the Board proof of payment received for the H frames in 2020.

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

OLD BUSINESS –

Assessment Statistics: The Board reviewed two (2) spreadsheets.

The first spreadsheet was an analysis of assessed / unassessed lots as of July 22, 2021. The spreadsheet also showed the revenue that could be lost should the majority owners of a Unit decide to remove the Protective Covenants from a Unit.

The second spreadsheet was the June 30th annual review of unpaid assessments. This year Ms. Moran added the number of unpaid lots to the report. The percentage unpaid increased 1.5% from the prior year. We are now at 18.28%. Still a lower rate than unpaid property taxes. Mr. Lardner asked for this report on a quarterly basis.

Foreclosures: The Board reviewed a spreadsheet of 209 properties that are 4 or more years in arrears on payment of the assessment and have been reviewed against criteria to decide if it is financially reasonable to pursue foreclosure.

Ms. Moran noted that liens have been placed on properties that are current on their property taxes.

The Board reviewed the properties that have been in the attorney's hands for quite a while. Ms. Moran was instructed to reach out to Karla Poe, our attorney, and encourage her to move forward with foreclosure proceedings as soon as possible.

The Board also directed Ms. Moran to prepare letters of pending liens to owners of properties receiving measures of 4 or 5 and those in the hands of our attorney.

Discussion ensued regarding the need to look for a different attorney, or ask around if there is a local association similar to TGIA and how they handle foreclosures. The Board will want to review the current lien policy for vacant lots with the eye to updating it to moving forward with properties prior to the 4th year of unpaid assessments. Ms. Moran will add that to the agenda for the August meeting.

NEW BUSINESS –

Goals and Objectives: The Board reviewed the five – year Goals and Objectives 7/17 – 6/22. Ms. Moran noted that she has not made any headway on the consolidated instruction book of office procedures and policies. There just have been too many other priorities / demands that have come up this year. She will move up on her to do list the transferring the overage account funds to the State of NM court. She will add that a policy was developed to support owners needing to improve roads to their properties. Ms. Moran will also update the Goals & Objectives for Board review/approval at the August 2021 Board meeting.

Proposed – Grant to Assist Residents – Alternative Energy / Energy Efficiency & Water Conservation: Ms. Moran asked that the Board consider a policy to financially support TGIA residents who want to be environmentally friendly, energy efficient and water conservation friendly. Believe it will be good for the TGIA community. She will draft up a sample policy for the Board's review at the August 2021 Board meeting.

New Valencia County Ordinances: The Board reviewed three (3) new Valencia County Ordinances:

- **Removal of Inactive, Broken or Replaced Utility Poles** – Ms. Moran stated that Tierra Grande is the only community in Valencia County NOT served by PNM. She forwarded the ordinance to Joseph Herrera, General Manager of Socorro Electric.
- **RV's & Campers** – The County ordinance limits the number and the time frame an RV may be parked on a parcel in conjunction with a principal dwelling and may be used for the temporary accommodation of guest for up to 180 days in any year. In no case can the RV be used as a principal dwelling without the necessary permits. I explained to P&Z that TGIA allows people to live in their RV for up to 2 years during the construction of their home. P&Z stated that TGIA just needs to send code enforcement a note that permission has been granted for this RV with the period of time. The variance will be approved.
- **Greenhouse Overlay District** – The purpose of the ordinance is to provide for agriculture production utilizing greenhouses in a manner that does not interfere with changing the underlying zoning but will allow for the expansion of agriculture production and would not cause a detriment to any abutting lands. Ms. Moran suggested that this ordinance was created as a result of the demand for greenhouses for cannabis production. TGIA has already received three (3) inquiries regarding our allowing cannabis production in Tierra Grande. I've told inquirers that first they must build a residence per the protective covenants.

OTHER ITEMS –

Capital Fund Investors: The Board reviewed information regarding Capital Fund Investors advertisements for the lands they have for sale in Tierra Grande. It appears they want to rezone Unit 19 from rural residential to industrial. It also appears they are entertaining the idea of solar farms in some Units. Ms. Moran will inform the Board if they sell any properties and/or if they attempt to re-zone any Units.

August Board Meeting: Ms. Moran asked if the Board would consider moving the August Board meeting up a week to August 18th because she may need to help her daughter during recovery from surgery. She will confirm with the Board as soon as she has a confirmed date. The Board agreed to the 18th if necessary.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:45 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, August 25, 2021 at 4:00 p.m.

Signature

/sdm: Minutes7/28 /2021

Date Approved