

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
August 25, 2021

Directors Present: Jim Lardner, President
Michael Sumner, Executive VP
Judi Magnussen, Treasurer (via Zoom)
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 4:00 p.m.

AGENDA:

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

Motion: Motion by Mr. Sumner, seconded by Ms. Davis to accept the Agenda of the August 25, 2021 Board Meeting as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes: July 28, 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 Mr. Sumner to approve the Board meeting minutes of July 28, 2021 as presented. No further discussion. Unanimously approved. Motion carried.

Appointment to Fire Station Committee:

Mr. Moore reported that Noman Khushafa, resident in Tierra Grande, expressed interest in serving on the Fire Station Committee. Ms. Moran stated she felt Mr. Khushafa would be a good addition to the Committee.

Motion: Motion by Mr. Sumner, seconded by Ms. Davis to appoint Noman Khushafa to the Fire Station Committee. No further discussion. Unanimously approved. Motion carried.

Goals & Objectives: The Board reviewed the updates to the Five (5) Year Goals & Objectives 07/2017-06/2022.

Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to accept the updated Goals & Objects as presented. No further discussion. Unanimously approved. Motion carried.

Amend Billing Program to Align with New Foreclosure Requirements: Ms. Moran reported that the State of NM passed a new regulation regarding the time limit for imposing foreclosures and liens to be effective September 7, 2021. Based on the recommendation of Karla Poe, TGIA's attorney, TGIA needs to file liens or process foreclosures within 5 years and 364-days of the date the property first becomes delinquent. Since TGIA bills in arrears, a property becomes delinquent if payment is not received by January 1st following the billing year. Ms. Poe recommended that TGIA move up the time frame to process foreclosures or liens for those accounts delinquent in the 2nd year.

Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to begin notification of foreclosure and/or to lien in the 2nd year of non-payment of the assessment. No further discussion. Unanimously approved. Motion carried.

Adjust Assessments to Align with New Foreclosure Requirements: The Board reviewed a list of properties that are in arrears beyond the 5 years and 364-day limit. The billing program needs to be modified to comply with the new time limits. The balance on these accounts is to be adjusted accordingly. Liens and/or foreclosure proceedings, as applicable, need to be filed by December 31st.

Motion: Motion by Ms. Magnussen, seconded by Mr. Moore to modify the billing program to comply with the new regulations and to adjust account balances as necessary. No further discussion. Unanimously approved. Motion carried.

Update Policy Guidelines Foreclosures & Liens: Ms. Moran provided a draft update to the Foreclosure and/or Lien Guidelines to adjust for the requirements of the new State regulations. She reminded the Board that this update must be presented to the members for their review and comment prior to implementation.

Motion: Motion by Mr. Sumner, seconded by Ms. Davis to approve the updates to the Guidelines for Foreclosures & Liens as presented unless comments are received by the members before the close of the comment period. No further discussion. Unanimously approved. Motion carried.

Mr. Lardner recommended that the letters and/or liens that accompany notifications to members be personalized using a mail merge program. Ms. Moran did not know if it was possible with our billing program. Mr. Hobbes stated all programs should have that capability. Ms. Moran agreed to look into the matter.

Mr. Sumner suggested a sticker be placed on certain letters that says “credit bureau”.

Overage Account / Distribution of Funds: The Board reviewed a spreadsheet of the Overage funds that will be turned over to the NM State Department of Taxation and Revenue. The Board approved the disbursement of funds.

Motion: Motion by Mr. Sumner, seconded by Ms. Davis to close the Overage Account and turn the funds over to the State Department of Taxation and Revenue as presented. No further discussion. Unanimously approved. Motion Carried.

Purchase of New Computer: Ms. Moran explained that Ms. Earthman’s computer is approaching ten (10) years old. Recently, the computer experienced difficulty powering up. Ms. Moran recommended replacement asap. The expense is not currently in the budget.

Motion: Motion by Mr. Sumner, seconded by Mr. Moore allocate \$1,500 toward the purchase of a new computer. No further discussion. Unanimously approved. Motion Carried.

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

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

OLD BUSINESS –

Update-Fire Station: Mr. Moore informed the Board that a video meeting occurred with Trane Technologies regarding the possible construction of a new fire station in Tierra Grande. Trane has still not provided us with an estimate for the cost. The advantage of working with Trane is that they handle everything from the design through to the final construction.

Draft – Grant to Assist Residents – Alternative Energy / Water Conservation: The Board tabled this discussion until next month.

NEW BUSINESS –

Newsletter – Ms. Moran noted that the newsletter is done but has not gone to the printer. In Sandy Schauer’s absence, Ms. Moran will reach out to the printer directly. However, the future of our newsletter may be a topic of further discussion depending on Sandy Schauer’s recovery. Ms. Davis recommended contacting The Flyer Press in Los Lunas to see what services they provide. Ms. Moran agreed to contact them.

OTHER ITEMS –

Ride Through Tierra Grande: Ms. Moran reported that she and Ms. Magnussen took a ride through Tierra Grande recently with an eye toward covenant enforcement / architectural control. She and Ms. Magnussen were very happy with what they saw. Both believe that the implementation of the ACC guidelines has helped to improve awareness and bring compliance to the community.

Annual Meeting: Ms. Moran reported that the cost to hold the 2022 TGIA Annual Meeting at the Tierra del Sol Country Club has risen significantly. Mr. Sumner suggested holding the meeting under a tent since there is no way of knowing the future COVID restrictions. Ms. Moran will look into that option.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:55 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, September 29, 2021 at 4:00 p.m.

Signature

/sdm: Minutes8/25/2021

Date Approved