

Tierra Grande Improvement Association, Inc.
Board of Directors
August 26, 2020

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Michael Goff, ROW Agent, Western Spirit Transmission

Loralee Hunt, Counsel, SunZia Transmission Line
Leon Porter, ROW Agent, SunZia
Raina Johnson, Erosion Control Project, SunZia

Audience: None

Carol Gasperetti, President, called the meeting to order at 3:57 p.m.

AGENDA:

Ms. Gasperetti asked if there were any changes to the Agenda.

Ms. Moran stated she had a few items to add under the heading - Other Items.

There being no further changes to the Agenda, the Agenda was accepted as amended.

ACTION ITEMS:

Minutes: July 22, 2020 Board Meeting

Ms. Gasperetti 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. Magnussen, seconded by Mr. Lardner to approve the minutes of July 22, 2020 as presented. No further discussion. Unanimously approved. Motion carried.

Western Spirit Transmission Line Amendment to Easement Agreement: Michael Goff, ROW Agent for the Western Spirit Transmission Line joined the meeting at this time.

Mr. Goff explained that there is a steep drop off within an easement area Western Spirit currently holds with Tierra Grande. That drop off is presenting a problem with equipment turns and the swing of the power lines which will fall outside of the width of the current easement agreement. Therefore, it is necessary to update the Compensation Summary Sheet and Easement Agreement to reflect an overall increase of 3.09 acres accordingly.

Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to approve the amended Compensation Summary Sheet and updated Easement Agreement as presented. No further discussion. Unanimously approved. Motion carried.

Mr. Goff left the meeting at this time.

Representatives from SunZia joined the meeting at this point.

- Lorelee Hunt, Counsel
- Leon Porter, ROW Agent
- Raina Johnson, Erosion Control Project

Ms. Gasperetti, suggested that the Board hear the presentation by SunZia prior to addressing the remaining business agenda items.

NEW BUSINESS:

SunZia Transmission Line: Ms. Hunt, Counsel, introduced herself and her colleagues, Mr. Porter, ROW Agent and Ms. Johnson, Erosion Control Coordinator for the SunZia Transmission Line project. Ms. Hunt provided a brief history of SunZia's efforts to build a transmission line. She explained that the SunZia project differs from the Western Spirit transmission line in that with SunZia the Bureau of Land Management (BLM) will make the final decision as to the route. Therefore, at this time the surveys showing the exact placement of the transmission line can not be provided.

Using a large map Mr. Porter, ROW Agent, pointed out the approximate location of the proposed transmission line. Ms. Hunt remarked that the proposed route is confidential at this point.

Next, Ms. Johnson, Energy Environmental Group, shared a Power Point presentation regarding a stormwater pollution prevention plan for the Abo Arroyo in accordance with the EPA Federal Natural Pollutant Discharge Elimination System and the New Mexico Department of Environment.

Ms. Hunt explained that the stormwater prevention plan is very expensive and replaces "damages" that a property owner would ordinarily find in the agreement. Ms. Hunt went on to say that SunZia and/or the Energy Environmental Group will be responsible for the installation and on-going maintenance of the stormwater prevention plan in the Abo Arroyo.

Discussion took place regarding the next steps. The Board instructed Ms. Moran to forward the documents to our attorney, Karla Poe, for her review. Ms. Hunt offered that SunZia would pay for or reimburse Tierra Grande for legal fees the Association may incur related to the easement agreements with SunZia.

The SunZia representatives left the meeting at this time.

ACTION ITEMS (Continued)

Grazing Lease Renewal: Ms. Moran reported that she had spoken with Marc McKinley and that he was interested in renewing the grazing lease he has with Tierra Grande for another three (3) years (09/19/20-09/18/23).

Ms. Moran also noted that she had contacted Robert Sanchez, who had been interested in leasing areas of Tierra Grande for grazing. She explained to Mr. Sanchez that because there is no fence between Tierra Grande's Open Space and the residential lands where McKinley grazes his cattle, the Board did not want any problems. Mr. Sanchez understood. He then expressed interest in being considered when TGIA renews its grazing agreement with Sleeping Indian Ranch.

Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to approve the three (3) year renewed grazing lease with Marcland, LLC as presented. No further discussion. Unanimously approved. Motion carried.

Revised Draft Policy – Extension of Power Lines: Ms. Moran provided to the Board a revision to the draft policy to offset the cost of extending power lines roadside for individual landowners. The change was related to including reference to the Fiscal Year.

Mr. Lardner questioned the importance of the sticking to a Fiscal Year. He wondered why that really mattered. Discussion took place. Recommendation was made to attach the payment to Socorro Electric when TGIA is in receipt of a copy of the Certificate of Occupancy issued by the Construction Industries Division.

Ms. Moran noted that Architectural Control allows two (2) years from the date the original building permit is issued for construction of a residence to be completed. If construction is not completed within that time frame, should the approval to offset a portion of the powerline extension expire or perhaps the original request be renewed?

Ms. Moran also suggested changing the title for the Power Line Extension from a policy to a practice.

Discussion and further review will be an agenda item for the September 2020 Board meeting.

FINANCIAL REPORT(s) – The Financial Report for period ending July 31, 2020 was reviewed.

Ms. Gasperetti had a question about how payroll tax is recorded. Mr. Lardner explained that because payroll taxes are incurred at one point but payment is made at a later date, the two (2) lines related to payroll tax will not match.

Mr. Lardner inquired about the \$540 adjustment. Ms. Moran explained that it was her error. She wrote the wrong amount on the deposit slip and did not catch it until the next day at which point the bank had already deducted the amount from Tierra Grande's bank account.

There being no further questions or discussion the Financial Statements for the period ending July 31, 2020 will be placed in the record for audit or review.

OLD BUSINESS

None

OTHER ITEMS

Mineral Rights: Ms. Moran reported that she had not yet followed-up with our Attorney, Karla Poe, to address the situation of Capital Fund's assignment of the TGIA's mineral rights for Black Butte to another entity. She will make it a priority.

Insurance Quote: Mr. Lardner reported that he had met with the Gabe Portillo, insurance broker from Berger Briggs Insurance regarding TGIA's request for an updated insurance quote. Mr. Portillo said he would work on completing the quote.

TGIA Newsletter: Ms. Moran informed the Board that Sandy Schauer, Editor of the TGIA Trails N Trails would like all articles to her by the end of the first week in September. Ms. Gasperetti, stated she will work on her President's Report for the newsletter.

Flooding on Diablo near Estada: Ms. Moran shared photos of recent flooding along Diablo Dr. near Estada Dr. Valencia County has been working hard to clean up the road. The County, however, has not moved forward with working on the proposed rip-rap project TGIA has budgeted for flood prevention / road improvements.

Offer to Purchase TGIA Owned Lot: The Board received an offer from the Land and Terra Firma Company for \$100 per acre for the 47.36 acre parcel TGIA owns in Socorro County. The Board declined the offer.

Sleeping Indian Ranch: Ms. Moran informed the Board that Sleeping Indian Ranch holds one lot in Unit 16 which is still covered by our Protective Covenants. This lot had been exempt from assessments under the Subsequent Developer agreement TGIA designated to Sleeping Indian Ranch. Now that Sleeping Indian Ranch is no longer qualified as a Subsequent Developer should this lot move from unassessed to assessed? The Board recommended to move the lot to assessed.

September Board Meeting Date: Ms. Moran asked if the Board would consider moving the September Board Meeting to the last Wednesday in September – the 30th because she will be away on the 23rd. The Board approved the request.

ADJOURNMENT: Ms. Gasperetti adjourned the meeting at 6:07 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, September 30, 2020 at 4:00 p.m.

Signature

Date Approved

/sdm: Minutes08/26/2020