

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
September 29, 2021

**Directors Present:** Jim Lardner, President  
Michael Sumner, Executive VP (via Zoom)  
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. There being no change, the Agenda was accepted as presented.

**ACTION ITEMS:**

**Board of Directors Meeting Minutes:** August 25, 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 August 25, 2021 as presented. No further discussion. Unanimously approved. Motion carried.**

**Grant – Alternative Energy / Water Conservation:**

The Board reviewed the final draft of the proposed Alternative Energy / Water Conservation Grant. Ms. Moran noted that the members have the right to review and comment on the proposed grant before it becomes enacted. She will email it to members on the weekly email distribution group and have it posted on the “Updates” page of the TGIA web site.

If there are no changes / recommendations made by the members to the language of the grant the grant will be effective January 1, 2022.

Ms. Moran believes this grant will be a popular benefit to the Tierra Grande residents.

**Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the Grant for Energy & Water Conservation to be effective January 1, 2022 if no changes are received from the TGIA membership. No further discussion. Unanimously approved. Motion carried.**

#### **EXECUTIVE SESSION:**

The Board moved into Executive Session at 4:05 p.m.

Legal issues were discussed regarding amending the billing program to comply with the most recent State of New Mexico legislation.

**Motion: Motion by Ms. Davis, seconded by Ms. Magnussen to amend the billing program to comply with the State of New Mexico legislation. No further discussion. Unanimously approved. Motion carried.**

The Board reconvened at 4:33 p.m.

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

Mr. Hobbes noted that the financial statements reflect the closing of the Overage Account and confirmed that the funds were sent to the NM State Department of Taxation & Revenue. Ms. Moran noted that in the future TGIA will not receive the funds from overbids of foreclosures. The notice of judgment has been amended to make it the responsibility of the Special Master to turn the funds over to the appropriate State Agency.

Mr. Hobbes went on to state that the unpaid assessments that are no longer collectable have been written off and are reflected on the financial statements.

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

#### **OLD BUSINESS –**

**Update-Fire Station:** Mr. Moore presented the Proposal for Professional Services Agreement submitted by John Kirkpatrick, Architect, for the design - engineering required for a building permit for the proposed Fire Station. A 15% retainer of \$4,500 (based on the estimated building

cost of \$550,000) is required to move forward. Mr. Moore thought it was a good way to begin. The estimated cost of construction by Trane Technologies was over \$1M.

The Board reviewed a Statement of Probable cost submitted by Mr. Kirkpatrick as well as a sample engineered drawing of a metal building of similar size and construction that Mr. Kirkpatrick is currently working on.

**Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the Agreement with John Kirkpatrick and to release the initial \$4,500 retainer. No further discussion. Unanimously approved. Motion carried.**

Mr. Moore asked if the members were made aware of proposed fire station and the cost of project? Ms. Moran noted that in each of the last 3 Annual Meetings the topic of the proposed fire station has been an agenda item. Also, articles regarding the proposed fire station have been included in recent newsletters as well as reference in some of the weekly emails to the members. The cost of the project has not specifically been mentioned because it was unknown at the time. Ms. Moran assured Mr. Moore and the Board that now that we have an estimated cost, the membership will be informed.

#### **Update – Properties in Forfeit (4 years or more):**

The Board reviewed a report generated by the billing program which reflected the number of properties four years or more past due before the August adjustment and another report reflecting the amount four years or more past due after the adjustment.

#### **Fees & Fines:**

The Board reviewed a report – again generated by the billing program – that showed a list of the various fees and fines that have been imposed and collected relating to legal fees, liens, and architectural control enforcement.

#### **NEW BUSINESS –**

**Request from Trust for Public Land –** The Board discussed the email received from a representative for the Lands for Public Trust. The representative inquired if TGIA would be interested in “selling” our Open Space to the Lands for Public Trust. The Board was not interested.

**ADJOURNMENT:** Mr. Lardner adjourned the meeting at 5:25 p.m.

**Next TGIA Board Meeting:** The next meeting is scheduled for Wednesday, October 27, 2021 at 4:00 p.m.

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Signature

/sdm: Minutes9/29/2021

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Date Approved