

Tierra Grande Improvement Association, Inc.
Board of Directors
October 23, 2019

- Directors Present:** Carol Gasperetti, President
Michael Sumner, Executive VP (Telephonic)
Judi Magnussen, Treasurer
Jim Lardner, Secretary
- Directors Absent:** Howard Snell, Director
- Administration Present:** Sue Moran, Administrator
George Hobbes, Accountant
- Guest(s):** Rio Grande Estates Fire Department Representatives
Nate Gonzales, Fire Chief
Andrew Tabet, Assistant Fire Chief
Michael Cabes, Lieutenant
L.E. Rubin, RGEFD Member
Jason Gonzales, Fire Marshall for Los Lunas
- Guest(s):** Karla Poe, Attorney
Moses, Dunn, Farmer & Tuthill
- Audience:** None

Carol Gasperetti, President, called the meeting to order at 3:58 p.m.

AGENDA:

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

There being no changes made to the Agenda, the Agenda was accepted.

RGEFD: Representatives from the Rio Grande Estates Fire Department came before the Board to update the Board as to the status of the Tierra Grande Fire Station since its transfer to the City of Rio Communities in 2017. Chief Gonzales informed the Board that over \$65,000 has been received from the State for the TG Station as a result of it now being under the ownership of the City. Funds were obtained to purchase a new state of the art Ambulance, additional fire and EMT equipment as well as an specialized ice machine for medical and rescue events. Chief Gonzales also shared background on the training that the volunteers receive. He went on to share that as a result of a recent break-in at the station there is a need for a gate to be installed at the entrance to the TG Fire Station.

Chief Gonzales shared that they are applying for State Fire funds to expand the TG Station to include an additional bay, another bathroom, bunk room and to enlarge the kitchen. It is also their hope to place a training tower and a helipad in proximity to the TG Station.

The Board then asked about the process for building an additional fire station in Tierra Grande. This station would also serve as a community center for the Tierra Grande members. Would the RGEFD be willing to adopt this new fire station? Chief Gonzales stated that the State is moving toward multi-use facilities so having a new station serve as a community center is a good idea. The RGEFD would be happy to serve a new station in TG. Chief Gonzales said that the place to start would be with the State Fire Marshall. The Fire Marshall would select the best location within Tierra Grande to assure that homes in the TG community would qualify for the best ISO rating available while meeting the requirements of a secondary fire station.

No decisions were made at this time. The Board thanked the RGEFD members for their service and taking the time out of their busy schedules to meet with the Board. The Board will be in touch with the Chief when the Board is ready to move forward.

The RGEFD representatives left the meeting at this time.

EXECUTIVE SESSION

Karla Poe, Attorney, Moses, Dunn, Farmer & Tuthill – joined the meeting at this time.

The Board convened into Executive Session at 4:30 p.m. to discuss the Western Spirit Transmission Line legal matter.

The Board authorized Ms. Poe to act on Tierra Grande's behalf on issues related to the Western Spirit Transmission line.

The Board re-convened the regular Board Meeting at 5:23 p.m.

No action was taken.

Ms. Poe left the meeting at this time.

ACTION ITEMS:

Minutes: September 25, 2019 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 Mr. Sumner, seconded by Ms. Magnussen to approve the minutes of the September 25, 2019 as presented. No further discussion. Unanimously approved. Motion carried.

Investing Savings Funds in Higher Yield Accounts: Discussion continued regarding transferring funds currently held in savings accounts to certificates of deposit. The Board decided to transfer of funds held in the High Yield Savings account with New Mexico Bank and Trust to United Business Bank (UBB) because UBB offered a higher rate of return on Certificates of Deposit.

Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to close the savings account ending in *792 held with New Mexico Bank and Trust and to transfer those funds to United Business Bank to open three (3) equal certificates of deposit for the following terms: 12 Month @ 1.00%, 18 Month @ 1.40%, 24 Month @ 1.45%. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending September 30, 2019 was reviewed.

There being no questions or discussion the Financial Statements for the period ending September 30, 2019 will be placed in the record for audit or review.

OLD BUSINESS

Western Spirit Transmission Line: Ms. Moran updated the Board that per Michael Goff, ROW Agent for the Western Spirit Transmission line, his company is willing to pay our associated reasonable legal fees. TGIA will pay our attorney and submit the statement to Mr. Goff for reimbursement.

NEW BUSINESS

Open Space Gate/Lock Vandalism: It had been reported to Tierra Grande that someone had vandalized the fence posts to the right of the gate into Sand Canyon. A preventive measure might be to replace the fence posts with large boulders. Mr. Lardner stated that he would be willing to help but he needed directions. Other Directors were interested in taking a ride to the Sand Canyon area. The date of Friday, November 15th proved to be a date that most of the Board was available for an “expedition”. Ms. Moran will contact a member about the possibility of guiding the Board to Sand Canyon.

Fossil Prospecting: The Board discussed a request from Amanda Cantrell, owner of a commercial paleontology company, Badlands Scientific Expeditions, LLC, in New Mexico. Ms. Cantrell inquired if it would be possible to prospect Priest Canyon for fossils. The Board instructed Ms. Moran to inform Ms. Cantrell that it respectfully declined her request to prospect Tierra Grande lands. The Association has worked diligently throughout the years to protect our Open Space and its historical artifacts.

Bad Addresses: Ms. Moran reported that Tierra Grande expends an excessive effort and cost to related mailing statements to bad addresses knowing they will be returned. In that light, she reached out to the Valencia County Treasurer’s office to inquire as to how many times they send out tax bills when they know the address is bad and cannot locate the owner.

The response is as follows: “We send out property tax bills once a year and delinquent tax bills once a year (same as TGIA does for assessment billing – October & April). As for returned mail due to “no one at this address”, “deceased”, “undeliverable as addressed”, we have documented the reason, date and entered the data into the system and do NOT mail them again. This has been a lengthy process but the savings in printing and mailing is substantial.”

Ms. Moran requested approval to follow a similar practice. Our billing system has the ability to track five (5) returned mailings. Generally this means two (2) years of returned mail. We compare our bad address records to what the County has on file. We also look back at the historical account records to try and determine if there is an alternative address.

The Board approved Ms. Moran’s request to stop mailings to owners whose mail has been returned five (5) times.

Liens: Ms. Moran requested a variance from the Lien Policy to prepare a lien for a property located in Unit 3 where the mortgage holder (Navy Federal Credit Union) is attempting to prevent TGIA from collecting assessments on the property. Since our Protective Covenant/Indenture (lien) is automatic and primary, the sooner we file a lien on the property the more likely we will be able to recover the legal and assessment fees due the Association. The Board agreed to a variance in policy in this instance.

OTHER ITEMS

Community Watch Meeting: Ms. Moran reported that at a recent Community Watch meeting, some attendees were upset that no Board member(s) were present. While I explained that the Community Watch meeting is not a committee of the Board and that Board members who live in the TG community attend as resident’s – not Board members - there was dissatisfaction with that response.

ADJOURNMENT: Ms. Gasperetti adjourned the meeting at 6:00 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, November 13th, 2019 at 4:00 p.m.

Signature

/sdm: Minutes10/23/19

Date Approved