

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
October 27, 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 4:03 p.m.

**AGENDA:**

Mr. Lardner asked if there were any changes to the Agenda. Ms. Moran requested that the agreement with the Valencia County Road Department for the acceptance and improvements to the roads around the proposed fire station be added to the Agenda. There being no additional changes, the Agenda was accepted as amended.

**ACTION ITEMS:**

**Board of Directors Meeting Minutes:** September 29, 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 Mr. Sumner, seconded by Mr. Moore to approve the Board meeting minutes of September 29 2021 as presented. No further discussion. Unanimously approved. Motion carried.**

**Agreement – John Kirkpatrick, Architect:**

The Board reviewed the agreement between TGIA and John Kirkpatrick, Architect, for the design and construction of the Tierra Grande Fire Station & Community Hall/Office Building.

Ms. Moran asked when TGIA should contact our insurance carrier to obtain insurance coverage for the new building. Mr. Hobbes stated, when the first shovel begins construction.

Mr. Moore expressed that it appears to be a pretty standard agreement.

**Motion: Motion by Mr. Sumner, seconded by Mr. Moore to approve the agreement between TGIA and John Kirkpatrick, Architect for the design and construction of the TGIA fire station to be located at 19 Estada Dr. in Tierra Grande. No further discussion. Unanimously approved. Motion carried.**

### **Maturing Certificates of Deposit:**

The Board discussed the options for reinvesting four (4) certificates of deposit that matured in October. They reviewed information regarding current interest rates. The Board also discussed the need to have funds available to cover costs related to the construction of the fire station. The following decisions were made:

Move the funds from the 2 CD's maturing at NM Bank & Trust into the money market account we have with them.

**Motion: Motion by Mr. Sumner, seconded by Mr. Moore to close CD's # 2761 & #2763 and transfer the funds into the NMB&T Money Market Account #6514 with NMB&T. Unanimously approved. Motion Carried.**

Divide the 2 cd's maturing with UBB equally and open a 6-month CD and a 1-year CD.

**Motion: Motion was made by Mr. Sumner, seconded by Ms. Magnussen to close CD's # 21 & #78 and transfer the funds equally between two (2) new CD's. One that is 91 – 180 days at .30% and the other for 181 days – 1 year @ .40% with United Business Bank as described above. Unanimously approved. Motion Carried.**

### **EXECUTIVE SESSION:**

The Board moved into Executive Session at 4:30 p.m.

Legal issues were discussed regarding the differences between liens, judgments, and complaints. Also discussed were the changes that need to be made to the billing program to comply with the new State regulations.

**Motion: Motion by Ms. Davis, seconded by Ms. Magnussen to amend the billing program to adjust outstanding accounts as required every January prior to the close of the month. No further discussion. Unanimously approved. Motion carried.**

The Board reconvened at 4:50 p.m.

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

There being no discussion, Mr. Sumner recommended that the Financial Statements for the period ending September 30, 2021 be placed in the record for audit or review.

**OLD BUSINESS –**

**Update-Fire Station:** Mr. Moore informed the Board that the initial draft of the design of the new fire station is in the works. Once the design is approved. Mr. Moore recommended that we begin to look into drilling a well and connecting to power (the well may require a 3-phase power line connection).

Mr. Moore recommended obtaining bids from Maez and Rogers for the cost of drilling the well.

Mr. Sumner volunteered to try and identify the most likely location of water for the well.

Mr. Moore noted that Transworld Network will be visiting the location to consider the installation of a wi-fi tower.

Roads around the fire station need to be improved for the emergency response vehicles. The Board reviewed an agreement with the Valencia County Road Department to improve sections of Escudo Rd., Estada Dr., and Military HWY. The County will do the work, at a cost of \$2,355.89 to bring the roads up to standard. When that happens, the roads will be accepted for maintenance.

**Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to accept the agreement with the Valencia County Road Department to improve roads around the new fire station to bring them up to County standards. To pay the County the cost of the road improvements as proposed: \$2,355.89. No further discussion. Unanimously approved. Motion carried.**

Ms. Moran noted that the final decision regarding this agreement will come before the Valencia County Board of County Commissioners at the Commission Meeting on Wednesday, November 3, 2021.

**NEW BUSINESS –**

**Greenhouse Overlay Zone** – The Board reviewed the new Valencia County Ordinance regarding a Greenhouse Overlay Zone. Ms. Moran shared that the County passed this ordinance to prepare for the increase in requests for growing hemp / marijuana. This ordinance allows for commercial greenhouses to be constructed on residential lots – essentially changing the zoning. Should the property change hands, the overlay zone goes away and the new owner must apply for the overlay zone should the new owner wish to sell items grown in the greenhouse.

Ms. Moran felt that this ordinance is unmanageable long term. She has received a few calls regarding the possibility of growing hemp/marijuana on Tierra Grande lots.

All of the lots that TGIA oversees are zoned Rural Residential II. Allowing for a Greenhouse Overlay Zone essentially changes the zoning and could potentially change our ability to enforce the covenants.

The Board discussed the issue and made the decision to enforce the Protective Covenants and not allow a “commercial” Greenhouse Overlay Zone on a Tierra Grande Rural Residential property.

Ms. Moran noted that the Valencia County Planning & Zoning Director, Nancy Jo Gonzales, will support our Board’s decision should a request come through the County office.

**ADJOURNMENT:** Mr. Lardner adjourned the meeting at 5:40 p.m.

**Next TGIA Board Meeting:** The next meeting is scheduled for Wednesday, November 17, 2021 at 4:00 p.m.

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Signature

/sdm: Minutes10/27/2021

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Date Approved