

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
November 18, 2020

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

**Directors Absent:** None

**Administration Present:** Sue Moran, Administrator  
George Hobbes, Accountant

**Guest(s):** None

**Audience:** None

Carol Gasperetti, President, called the meeting to order at 4:00 p.m.

**AGENDA:**

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

Ms. Moran stated she would like to add to Action Items:  
Renewal of Erosion Prevention Agreement with Valencia County

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

**ACTION ITEMS:**

**Minutes:** September 30, 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 September 30, 2020 as presented. No further discussion. Unanimously approved. Motion carried.**

**Minutes:** November 11, 2020 Special Executive Session 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 November 11, 2020 Special Executive Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.**

**Investment of Funds into a Certificate of Deposit:** The Board reviewed and discussed funds held in various Tierra Grande bank accounts. Recommendation was made to move \$150,000 from the Operating Account to be added to CD #21 with UBB as it currently earns a rate of 1.45%. This CD will mature on October 28, 2021

**Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to transfer \$150,000 from the Operating Account and deposit the funds into the Certificate of Deposit #21 at United Business Bank as described above. Unanimously approved. Motion Carried.**

**Set Asking Price of TGIA Owned Lot for the FSBO Catalog:** Review and discussion took place regarding similar properties, their asking price and their sale price. It was recommended that Unit 13, Block 10, Lot 7 – 10.57 acres be placed in the FSBO Catalog with an asking price of \$600 per acre for a total of: \$6,342.

**Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner to place the Tierra Grande owned lot described above in the FSBO Catalog at an asking price of \$600 per acre. Unanimously approved. Motion Carried.**

**Notification to Members Per HB 150:** HB 150 requires that the Board make a determination as to the best practice to communicate changes, proposed policies/practices and important/immediate information to the membership. After some discussion the Board agreed that the best way to reach the vast majority of owners is to post information on the “Updates” page of Tierra Grande web site. Ms. Moran will communicate this decision to the members in the upcoming Tails and Trails newsletter and continue the inform members via email as applicable.

**Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to post proposed policies/practices and important/immediate information to the members on the “Updates” page of the Tierra Grande website. Unanimously approved. Motion Carried.**

**Annual Meeting:** Discussion took place regarding the possibility of holding the TGIA Annual Meeting via Zoom. Ms. Magnussen and Ms. Gasperetti participated in a Zoom test meeting recently. It seemed to go well. Zoom limits the number of participants at any given meeting time to 100. Per our governing documents members must be informed no less than ten days before

the event and no more than 50 days prior to the event. Decision was made to hold the 2020 TGIA Annual Meeting via Zoom on December 12, 2020. A notice will be placed on the TGIA web site. Ms. Moran will notify members via the weekly email blast and other means as possible.

**Motion: Motion by Ms. Magnussen, seconded by Ms. Davis to hold the 2020 TGIA Annual Meeting via Zoom to be hosted on the Tierra Grande web site. Unanimously approved. Motion Carried.**

**Renewal of Soil Erosion / Prevention Project with the Valencia County Road Department:** Ms. Moran reported that the two-year (2019-2020) agreement between TGIA and Valencia County Public works for a soil prevention erosion project along Diablo Dr. in Tierra Grande expired without the \$10,000 that was earmarked for the project being spent. Valencia County would like to renew the project again for two years (2021-2022) for \$10,000 in total. Discussion took place. Decision was made to renew the Agreement.

**Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner renew the soil erosion prevention project between TGIA and Valencia County for two years (2021-2022) for a total contribution of \$10,000. Unanimously approved. Motion Carried.**

**FINANCIAL REPORT(s)** – The Financial Report for periods ending September 30 & October 31, 2020 were reviewed. Ms. Gasperetti had a question about the legal fees and reimbursement. Mr. Sumner explained that it was a matter of timing. Mr. Hobbes explained that the statements reflect the payments TGIA has made to our legal firm. When reimbursements are received, the expense is reduced. Ms. Moran noted that the reimbursement from Western Spirit has been received and applied. The reimbursement from SunZia has not yet been received. This should be reflected in the November 2020 statements.

There being no questions or discussion the Financial Statements for the periods ending September 30 & October 31, 2020 will be placed in the record for audit or review.

**OLD BUSINESS:**

**Power Line Extension Practice:** Tabled

**NEW BUSINESS**

**Governing Documents / Types of Resolutions (i.e. Motions):** The Board reviewed an article provided by Karla Poe, our attorney titled “Understanding Homeowner Association Governing Documents”. The Board thought it was a helpful document to have. Ms. Moran will add the document to the packet of information provided to new Board members.

**Preparing for February Tails N Trails:** Ms. Moran reported that the articles for the February Tails N Trails have to be readied by the first week in January. She would like to include an article about the Board’s plans for the future of Tierra Grande such as building a centrally located fire station, a community center, walking paths, etc. The Board agreed that this was a good idea.

Ms. Moran went on to say that she will add information about the policies, procedures on the web site.

**OTHER ITEMS**

**Fees & Fines:** The Board will have to decide at some point when the fees and fines will begin for Architectural Control issues. Ms. Moran would like to include that information in the upcoming newsletter and on the web site. Ms. Moran will add this item to the Agenda for the December Board meeting.

**Request from a Member:** Ms. Moran reported that a member has notified TGIA that he would like to have a lien TGIA has on the owner's property removed. The member requested that the Board consider writing off a portion of the lien. The Board discussed the issue and agreed to write off the foreclosure costs but the filing and administrative fees will stand as presented, including the past due assessments and interest. Ms. Moran will make the adjustment and provide the member with an updated statement.

**Insurance:** Ms. Moran reported that she has received the bid from Berger/Briggs for TGIA's insurance coverage for 2021. The Board requested that Ms. Moran reach out to HUB International to inquire if they were interested in providing a bid on the insurance.

**Annual Meeting:** Ms. Moran will send a draft Agenda for the Annual Meeting to the Board for their review and approval along with the link to the meeting and the passcode.

**ADJOURNMENT:** Ms. Gasperetti adjourned the meeting at 4:53 p.m.

**Next TGIA Board Meeting via ZOOM:** The next meeting is scheduled for Wednesday, December 16, 2020 at 4:00 p.m.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

/sdm: Minutes11/18/2020