

Tierra Grande Improvement Association, Inc.  
Board of Directors  
November 28, 2018

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

**Directors Absent:** Howard Snell, Director

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

**Guest(s):** Michael Hunt, TG / ACC Appointee  
Rachael Hunt, TG Resident

Carol Gasperetti, President, called the meeting to order at 4:03 p.m.

**AGENDA:**

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

Ms. Moran reported that Mr. Jonathan Trujeque, a resident of Tierra Grande, had asked to meet with the Board today to discuss some covenant issues. Mr. Trujeque has not confirmed if he will be attending today or not.

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

**ACTION ITEMS:**

**Minutes:** The minutes of the October 24, 2018 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 October 24, 2018 Board Meeting as presented. No further discussion. Unanimously approved. Motion carried.**

**Appointment of Architectural Control Committee (ACC) Member:** Michael Hunt

Michael Hunt and his wife Rachael Hunt, residents of Tierra Grande, were introduced to the Board.

Ms. Moran reported that Michael Mulvey, a current ACC member, will be unavailable over the next several months to attend ACC meetings. Mr. Mulvey will be participating on the ACC via email only. Ms. Gasperetti suggested that Mr. Hunt would be a good candidate to serve on the ACC. Mr. Hunt has a background in construction, is a resident of Tierra Grande, and will bring a fresh perspective to the Committee. Mr. Hunt is aware that appointment to the ACC is made annually by the Board of Directors.

**Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the appointment of Michael Hunt to serve on the TGIA ACC. No further discussion. Unanimously approved. Motion carried.**

Ms. Moran updated the Board as to the ACC's proposal to develop a policy for implementing fees/fines/charges for Architectural Control services and the enforcement of the Protective Covenants which will require final approval by the Board of Directors. Ms. Moran will also write an article for the February 2019 Tails "N" Trails newsletter introducing the topic of fees for ACC services and covenant enforcement.

**FINANCIAL REPORT(s)** – The Financial Report for Period ending October 31, 2018 was reviewed.

There being no further discussion the Financial Statement for the period ending October 31 2018 will be placed in the record for audit or review.

## **OLD BUSINESS**

**Assessment Discussion:** In relation to the topic of raising the assessments in 2020 Ms. Moran shared a list of owners of five (5) or more lots. Many of those who hold ten (10) or more lots are investors and/or speculators who buy and sell or are looking for an investment. Using a 50% rate increase as a measure, the impact to these multiple landowners is minimal considering that the last time the assessments were increased was in 1995.

Ms. Moran will write an article for the February 2019 issue of the TGIA Tails "N" Trails newsletter further introducing the Board's ongoing discussion of increasing the Assessments in 2020.

## **NEW BUSINESS**

**2018 Property Tax Detail:** The Board reviewed the spreadsheet showing the list of property taxes paid by TGIA in November 2018. Most of the Valencia County properties have been sold. Some of the remaining properties will be offered for sale to the membership in 2019 while others will be held by the Association for future development possibilities.

Ms. Moran shared that one of the properties that did not sell in the November bid offering, may have a buyer. This lot is not on power and is near the railroad tracks in Unit 23. Since the buyer is willing to offer the minimum opening bid price, the Board approved moving forward with the sale.

There are five (5) other properties TGIA owns that either have multiple easements through them or are not in a good location and do not have access to power. Because these lots are over ten (10) acres, land speculators will not bid on them as they are more difficult to turn around. It is possible that a land speculator would purchase the property(s) if the asking price was lower than the previous opening bid price. The Board agreed to a lower price but the offer must be made to all members. Ms. Moran will advertise these properties in the October 2019 Tails "N" Trails newsletter.

**5:05 - EXECUTIVE SESSION** – The Board convened Executive Session to discuss personnel matters.

**5:10 – Board of Directors** – The Board reconvened as the TGIA Board of Directors

Decisions made during Executive Session were:

- Employee Year End Bonuses

## **OTHER ITEMS**

**Western Spirit Transmission Line:** No update available as of this date. Most likely representatives from Western Spirit will meet with the TGIA Board in January 2019 if they plan to go through Tierra Grande Open Space.

**Gift Cards:** Ms. Moran requested approval to purchase twelve (12) fifty dollar (\$50) gift cards to be given to TGIA members who have worked to benefit the Association through various endeavors such as road grading, Open Space oversight, community safety, emergency services, and clean-up. A list of those members and their contributions on behalf of the Association was provided to the Board. The Board approved the request.

**ADJOURNMENT:** Ms. Gasperetti adjourned the meeting at 5:15 p.m.

**Next TGIA Board Meeting:** The December 2018 meeting of the Board will be cancelled. The next meeting is scheduled for Wednesday, January 23<sup>rd</sup> 2019 at 4:00 p.m.

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Signature

/sdm: Minutes11/28/18

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Date Approved