

Tierra Grande Improvement Association, Inc.
ANNUAL MEETING
July 15, 2023

Directors Present: Jim Lardner, President
Michael Sumner, Executive Vice-President
Judi Magnussen, Treasurer
Rhonda Davis, Secretary
Trenton Moore, Director

Administration Present: George Hobbes, Accountant
Sue Moran, Administrator
Ron Robbins, IT/Operations
Leighann Self, Assistant Administrator
Sandy Schauer, Newsletter Editor

Guest Speakers: Lee Baldwin, CPA – TG 2022 Annual Financial Review
Morris Sparkman, Valencia County Commissioner III

TG Members/Guests: 43 Present

11:00 – 11:30 Brunch & Call to Order

Mr. Lardner, Board President, called the meeting to order at 11:15 a.m.

Call for Ballots

Mr. Lardner announced that anyone who had not voted or who had an election ballot turn it into Mr. Hobbes at this time.

After calling the meeting to order, Mr. Lardner introduced and thanked individual TG staff, Board of Directors, Committee Members, and guest speakers for their contributions to TG.

President's Remarks

TG President Lardner opened by stating he has served on the TG Board since 2018 and he has been a TG landowner for over 20 years. He went on to recognize each the TG staff member and the contributions they have made to the success of the organization. Mr. Lardner also acknowledged Sandy Schauer our Tales N Trails newsletter editor for over 31 years.

This year marks the 50th Anniversary of Tierra Grande! Our Tales "N" Trails newsletter has been highlighting members who have been with Tierra Grande for the entire 50 years! We thank all these owners who have been loyal to the Association and have taken the time to write and share their stories.

TG is made up of over 2,500 members owning a little over 5,200 lots on 80,000 acres of land. This does not include the over 14,000 acres of Open Space that is forever part of Tierra Grande. Serving our many members, making sure TG is abiding by the laws and looking to the future of our organization, the Board of Directors, and the staff of TG work closely together, keeping an eye on today and looking forward to the future.

Goal setting is a priority for the TG Board and staff. This year we implemented a new 5-Year Plan through 2027. This Plan is available on the TG website. Many of the goals set in the prior 5-Year Plan were achieved and implemented and we expect the same for our new Plan. The Plan is regularly looked at during Board meetings with updates from the staff to make sure we are on track.

TG is financially sound. The Bylaws of TG require that the assessments pay for the day-to-day operations of TG. With the increase in assessments two years ago, we are complying with the Bylaws and running a smooth organization. TG will have an influx of cash from the SunZia transmission easements in 2023. The TG Board is listening to the membership and making decisions on how to invest this money in the future to best serve our community. In the last Tales "N" Trails newsletter our members were asked to answer a survey regarding the use of the funds.

In the past couple of years TG has implemented a grant program to help our members with extending electric services to lots that were not served; road assistance program for road improvements that are not on county maintenance lists and alternative energy/water conservation programs. These programs are not intended to cover all the costs of our members improving their TG properties, just to help offset some expenses and encourage more development in TG.

Tierra Grande's Protective Covenants make this community a beautiful place to live and protect our members' investments. The Architectural Control Committee is responsible for overseeing these policies, practices, and guidelines, please refer to our website for additional information. The Architectural Control committee is a true asset to the Tierra Grande Community, with our Covenants and a way to enforce them, our beautiful land and views would be overtaken by less than desirable structures.

TG has been a vital and important part of Valencia & Socorro Counties for over 50 years. In my business I always tell my people that it's not necessarily the big things you do, although these are important, it's all the little things that make the biggest impact. The staff of TG serves our members with a variety of small services that make a big impact, these include, new member packets, tracking down titles to properties and matching with corrected addresses, organizing clean up days, lots for sale by owner catalog, weekly e-mail updates to our members, the Little Free Library and most importantly a friendly staff that is helpful and willing to take on issues our members are having in our community.

I would like to thank the TG Board of Directors for all their hard work. These people are dedicated to keeping this organization moving in the right direction and it is a privilege to work beside them.

Lastly, Mr. Lardner thanked the members of TG for their continued support. He is proud to be part of the TG Family.

Treasurer's Report

Treasurer Judi Magnusson opened with the following message: We are here together celebrating 50 years of overseeing this community of wide-open spaces. Many remark that it is so quiet and peaceful here in TG.

The Treasurer's Report is for the period ending December 31, 2022. TG continues to be stable and in excellent financial shape, with our economic condition remaining very liquid. The short-term payables are month-to-month payroll taxes and annual billings for personal services. Expenses are kept to a minimum and within budget. After 50 years, Tierra Grande's assets of \$1,769,302 are voidance of the prudent fiscal management of our staff and board. The fact that TG has consistently remained in the black all this time is a testament to the dedication of our fair policies and principles.

We have almost 2,600 landowners. During this past year, the office answered your calls, met with many of you directly, represented you when necessary and responded to your issues and concerns professionally and as quickly as possible. The TG office averages over 900 visitors a year and over 3,500 calls and emails. Staff mail and distribute thousands of statements, newsletters, and hundreds of information packets annually.

With your assessments, TG pays for personnel, office supplies, office rental, signs, accounting, securing property records, insurance, and property taxes on our Open Space. We publish an informative newsletter three (3) times a year. Grants are now being offered to lot owners who qualify and are in good standing. This assistance is continually being better defined as the process continues. Our website, www.TierraGrande.org, remains up-to-date and informative for those who prefer to access their information digitally 24/7.

Annual Financial Review Report for 2022

Auditor Lee Baldwin reported on TG's 2022 Annual Financial Review. He noted that there were no findings. There were two transactions of note: 1) New State Law requires that outstanding account balances past due over 5 years & 364 days must be written off. This resulted in a write off of around \$84,000 in 2021. In 2022 the amount more than the 5 years / 364 days was around \$7,000 in unpaid assessments and interest. Mr. Baldwin recognized that TG is fiscally conservative, maintains excellent records and works hard to follow State and Federal law changes.

Mr. Baldwin fielded several questions from the audience regarding what efforts TG is taking to collect unpaid Assessments. Ms. Moran shared that TG works hard to keep track of owners. In the end if TG is unable to locate the owner and/or the owner is unwilling to pay, TG will place a Lien on some properties, begin foreclosure proceeding on other properties, and charge

fees and/or fines on other properties. In many cases, the owners of lots are deceased, did not leave a will and/or heirs are not aware of the property.

Morris Sparkman – Valencia County Commissioner District III:

Commissioner Sparkman noted that the questions of interest to TG members seemed to be related to the status of a Valencia County hospital, development in Valencia County, and road maintenance in Tierra Grande.

Hospital: Commissioner Sparkman reported that progress is being made regarding bringing a hospital to Valencia County. A developer has been selected. It will be up to the developer of the hospital to select the location that will best serve the County at large. The Commission has removed itself from that decision. Currently, the Commission is not allowed to disclose details of the developer.

Development in Valencia County: Commissioner Sparkman shared that most development is taking place within the Village of Los Lunas boundary. Between the Facebook Data Plant, the Niagara Water Bottling Plant, the BNSF and Walmart distribution centers, expansion of business in the area is expected to continue. New home construction is happening in Los Lunas as well as in the City of Belen as a result. It is anticipated that a new business will be coming to the Rio Grande Industrial Park which adjoins the City of Rio Communities.

Road Maintenance: Commissioner Sparkman explained that while District III has the most miles of County roads to maintain in the unincorporated area of Valencia County, all Commission Districts receive equal funding regardless of the number of miles to be maintained. Until that situation changes, which is unlikely, it will continue to be a challenge to fully respond to all requests for road maintenance in District III.

11:30 – 11:40: Fire Station Report

Trenton Moore, TG Director, and Chair of the Fire Station Committee updated the audience as to the status of the proposed multi-use center which is proposed to house the TG Fire Station, TG Office, and Community Center. Essentially, the project is on hold until more information is obtained from the Rio Communities Fire Department, which will be the entity assigned to operate the fire station.

11:40-11:50: 2023 Member Survey Results

At this time Mr. Lardner shared with the members the responses received to date for the 2023 survey. So far it appears that the top three (3) priorities that the members would like TG to address are: Create water supplies in TG for use by the fire department - Partner with an internet provider to provide cost effective, quality internet in the TG community - Enhance the TG website. Once the final responses are tallied, the Board will share the survey results with the membership in the upcoming edition of the TG Tales “N” Trails newsletter. The survey will also be posted on the TG website.

11:50-12:10: Administrator's Report - Sue Moran

Grants Available to TG Members: In order to help TG members who wish to develop their TG lot, the Board of Directors created the following grants:

- Water & Energy Conservation
- Power Line Extension Grant
- Road Assistance Grant

Ms. Moran reminded members that TG does NOT own the roads in Tierra Grande. The roads were platted by Horizon, the original developer of TG. In 1973 Horizon submitted the plats to the Socorro and Valencia County Commission. Each County accepted the plats, including the roads which were dedicated to the public. Accepting the plats did not bind the County Commission to maintaining the roads.

Over the years, TG worked hard to have TG roads accepted for maintenance by each County. Socorro County has refused to accept any road in our community for maintenance. Valencia County has accepted many of the main roads for maintenance. However, Valencia County will not maintain any road on which there is no home. As a result, TG Board of Directors created the Road Assistance Grant.

Each of these grants is available to new and existing construction projects to members in good standing (paid up to date on Assessments). The grants and accompanying applications can be found on the TG website.

Ms. Moran also shared various rebates for 2023 available through Socorro Electric Cooperative (SEC) to SEC members. That information can be found on the SEC web page.

Thank You – TG Landowners – Ms. Moran expressed a heartfelt appreciation to all the TG members who support the Association in its efforts to keep Tierra Grande beautiful and a safe and welcoming community to live in.

12:10-12:15: TG Website Report – Ron Robbins

Mr. Robbins, IT/Operations, reported that he has been busy updating the TG web site to incorporate many of the suggestions received from our members such as added a search bar, improved the icon for locating the “pay assessments” via credit, added 5 years and more of historical Board Minutes, TG newsletters, added a link to attend Board and Annual Meetings via “Zoom”. In addition, to reduce mailing and copying costs, TG developed a check list of documents as required by the NM HOA Law, that are now on our website. TG will continue to listen to recommendations from you, our members, and do our best to incorporate those recommendations.

12:15-12:30: Drawing(s)

Michael Sumner and Rhonda Davis, TG Board Directors, drew the names of the winners of door prizes. ALL prizes were donated through the generous spirit of TG members.

White Tickets:

- Kangaroos Blanket – handmade by Holly Woelber
- Ocotulo Poncho – handmade by Holly Woelber
- Framed Photo of Deer in TG Open Space – photographed/framed by Kim Pravda
- Photo Serving Tray of Animals in TG Open Space – photos by Kim Pravda
- Beverage Dispenser & Snack Bowls – donor wished to remain anonymous
- Dragon Fly Metal Garden Stakes - handmade by David Venenga

Red Ticket – 50th Anniversary – Grand Prize

- 4th of July Themed Quilt - handmade by Judy Venenga – WINNER – Bill Martin (veteran of the war in Vietnam and a supporter of disabled veterans and the longest residing TG resident. Couldn't have been a more fitting winner.)

12:30-12:40: Election Results

At this time Mr. Hobbes reported the following election results:

- 170 Ballots were cast totaling 231 votes
- There being no other candidates.
- Jim (Vincent) Lardner was - elected to the TG Board of Directors

Adjournment

Mr. Lardner adjourned the meeting at 12:45 p.m.

Questions & Answers

Members of the audience had the opportunity to speak directly with Board members, speakers and staff on a variety of issues.

Signature

Date Approved

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