

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
August 23, 2023

CALL TO ORDER: Rhonda Davis, President, called the meeting to order at 4:00 p.m.

ROLL CALL: Sue Moran, Administrator

Directors Present: Rhonda Davis, President
Michael Sumner, Executive VP (Zoom)
Judi Magnussen, Treasurer
Jim Lardner, Secretary
Trenten Moore, Director

Directors Absent: None

Administration Present: George Hobbes, Accountant
Sue Moran, Administrator
Ron Robbins, IT/Operations

Guest(s): Michael Scott, TG Resident
SunZia Transmission Line Route

Audience: None

AGENDA:

Ms. Davis asked if there were any changes to the agenda.

Ms. Moran asked for the following Agenda changes:
Action Items: Offer to Purchase TG Lot

There being no other changes to the agenda,

Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to approve the Agenda of August 23, 2023, as amended. No further discussion. Unanimously approved. Motion carried.

GUEST: Michael Scott – Issue: SunZia Transmission Line

Mr. Scott's shared with the Board is opinion that the SunZia Transmission Line should follow along the existing Western Spirit Transmission Line and not cross through Tierra Grande's Abo Arroyo. Mr. Scott acknowledged that Tierra Grande's deed for the Abo Arroyo specifically reserves among other purposes, the installation of utility lines. Mr. Scott reiterated the concerns he expressed in his email to the TG Board dated August 11, 2023.

There being no further discussion, Mr. Scott left the meeting at this time.

ACTION ITEMS:

Board of Directors Meeting Minutes: Ms. Davis asked if there were any changes or corrections to the content or to the substance of the July 26, 2023 minutes . There being none:

Motion: Motion by Ms. Magnussen, seconded by Mr. Moore to approve the Board meeting minutes of July 26, 2023, as presented. No further discussion. Unanimously approved. Motion carried.

Grant Request: The Board reviewed a grant request from Ros & Barbara Barnes to offset a portion of the cost of solar installation for \$1,000 at their home in Tierra Grande. Ms. Moran commented that the Barnes' are members in good standing. The Board also reviewed a spreadsheet of the grants approved and/or paid to date.

Motion: Motion by Ms. Magnussen, seconded by Mr. Moore to approve the grant request in the amount of \$1,000. There being no further discussion, Unanimously Approved. Motion carried.

2023 – Write-off of Assessments/ Interest Over 5 years / 364 Days: The Board reviewed details as to the properties that are over 5 years / 364 days in arrears on Assessment payments. As required by NM law, these amounts cannot be collected and are required to be written off. The spreadsheet indicated that all the properties have been measured, some have Liens, others are in foreclosure with the TG attorney. Total to be written off as of this date is: \$7,961.16.

Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner to approve writing off assessments / interest more than the 5 years / 364 days limitation. No further discussion. Unanimously Approved. Motion carried.

Maturing Certificate of Deposit: The Board discussed CD # 0926 with UBB that will be maturing on August 31, 2023. The Board recommended the following:

- 1) Move \$200,000 into TG's Operating Account
- 2) Move the balance into a short-term CD with UBB – depending on the rate.

Motion: by Ms. Magnussen, seconded by Mr. Lardner to approve the transfer of the maturing CD funds as directed. No further Discussion. Unanimously Approved.

NMB&T/HTLF Transition Change to TG Accounts: Ms. Davis shared that TG holds two (2) savings accounts with NMB&T. Currently these accounts do not have a minimum balance requirement. This will change due to the consolidation of banking practices across the HTLF network of banks. To avoid fees a Basic Account is required to maintain a balance of \$1,000 while a Premium Account requires a \$25,000 balance. Decision was made to:

Basic Account - Open Space Account - \$1,000 balance to avoid fees.
Premium Account – Special Projects Account – \$25,000 balance to avoid fees.

Motion: by Ms. Magnussen, seconded by Mr. Lardner to approve the account designations with NMB&T as stated above. No further Discussion. Unanimously Approved.

Offer to Purchase TGIA Lot: The Board reviewed an offer to purchase a TG lot currently in the For Sale By Owner Catalog. This lot defaulted to TG in a foreclosure sale of April 6, 2018. Legal, title search fees and almost all the property taxes would be recovered if the Board approved the \$4,000 offer.

Motion: by Mr. Sumner, seconded by Mr. Lardner to approve the sale of TG lot – Unit 14, Block 1, Lot 4 – 5 acres at the offer price of \$4,000. No further Discussion. Unanimously Approved.

FINANCIAL REPORT(s) – The Financial Report for the period ending July 31, 2023, was reviewed.

There being no further discussion, Mr. Sumner recommended that the Financial Statements for the period ending July 31, 2023, be placed in the record for audit or review.

OLD BUSINESS -

5 Year Plan – Mid Year Update: TG's 5 Year Plan was reviewed. Many of the recommendations for 2022-2023 have been achieved and noted accordingly. Other items that are ongoing were marked as such. A few notes indicated a request to change the accomplishment date. Further discussion was tabled due to limited time and the possibility of changes as a result of the 2023 Member survey results.

NEW BUSINESS -

2023 Member Survey Results: The Board reviewed the member responses to the 2023 survey. The top priorities as identified by the responses are as follows:

- 91% - Create water supplies (tanks) at strategic areas in TG for use by the fire departments to fight home fires and wildfires
- 87% - Partner with an internet provider to provide cost effective quality internet in the community.
- 77% - Enhance TGIA website.
- 74% - If a fire station is not feasible, explore the possibility of moving the TG office and community room closer to the TG main entrance at Mallette & HWY 47

The survey results will be discussed at an upcoming Board meeting and will be distributed to the members in the October Tales "N" Trails newsletter as well as posted on the TG website.

Renewal of TG Office Lease: The Board reviewed the proposed draft to renew the TG office lease. The changes include:

- Renewing the lease for 5 years – as there is an "out" clause – 60 days written notice.
- The new lease rent will increase from \$500 / month to \$550 / month.
- New lease will be effective October 25, 2023 – October 24, 2028

- TG would contribute 50% of the cost to convert the evaporative cooling system to air conditioning – capped at \$3,000.
- TG would contribute 50% of the cost of new carpet for the TG office – capped at \$??? (Ms. Moran was instructed to obtain a written estimate for new carpet installation from a reputable installer).

TG Tales “N” Trails Revamp: As a result of a significant increase in the cost of printing and mailing the TG newsletter, the Board recommended changing the format of the newsletter as follows:

- Ms. Schauer will continue as editor.
- To reduce the number of printed pages, articles will be abbreviated as possible with readers directed to find details as applicable on the TG website.
- The newsletter will be printed and mailed in-house by TG staff.

The Board concurred this is the direction they would like to take at this point. The Board will be tracking cost savings over the next year.

Confidentiality of Member Information: It is the current practice of TG staff to only provide information regarding property owners as required by the HOA law – a list of owner names – nothing more. TG staff have historically provided contact information to owners of adjoining properties and in instances where owners imply a release of contact information such as those owners in the for sale by owner catalog. A request was recently received from a member asking for contact details outside of the exceptions above. TG staff did not release the information requested and the member was not happy.

The Board reaffirmed that TG staff should follow the current practice of not releasing member information except as required by law or implied consent.

OTHER ITEMS: None

EXECUTIVE SESSION:

The Board moved into Executive Session at 5:40 p.m. to discuss:

- Legal Attorney/Client Privilege
- Personnel

Motions made during Executive Session: Approved the SunZia Resolution

The Board reconvened into regular Board meeting at 6:00 p.m.

ADJOURNMENT: Ms. Davis adjourned the meeting at 6:05 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, September 27, 2023, at 4:00 p.m.

Signature

/sdm: Minutes08/23/2023

Date Approved