

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
February 23, 2022

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

Directors Absent: None

Administration Present: Sue Moran, Administrator
George Hobbes, Accountant

Guest(s): Ron Robbins, Consultant

Audience: None

Jim Lardner, President, called the meeting to order at 4:00 p.m.

GUESTS: Ron Robbins - Consultant

Introductions were made. Mr. Robbins reviewed the template he designed to begin the development of a TGIA Office Operations Manual. He explained that many of the documents referenced in the manual will have links to the materials. He shared that he proposes to scan in historical documents into category specific electronic files. There will be regular meetings with staff to go over the manual as it is being developed to make sure that it is user friendly. Mr. Robbins just wanted to make sure that this format met the requirements of the Board.

Ms. Moran noted that Mr. Robbins has already helped to re-organize the office by scanning in historical photos and re-organizing some of the stored documents. She noted that there are several proposed projects before Mr. Robbins such as: scanning in historical assessment payments, building plans, and important historical documents. At some point Mr. Robbins will be helping to develop a program that will scan in future assessment payments and link them directly to the property record in the billing program. There are a lot of other ideas on the horizon to improve the efficiency of the office but to Ms. Moran, these are the top priorities at this time.

Ms. Moran also noted that Mr. Robbins will begin working with Mark Earthman to learn the ins-and-outs of facility, grounds, and Open Space maintenance.

The Board remarked that they were glad to have Mr. Robbins on-board to help streamline office procedures.

AGENDA:

Mr. Lardner asked if there were any changes to the agenda.

There being no changes, the agenda was accepted as presented.

ACTION ITEMS:

Board of Directors Meeting Minutes: January 26, 2022

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 Ms. Magnussen, seconded by Mr. Sumner to approve the Board meeting minutes of January 26, 2022 as presented. No further discussion. Unanimously approved. Motion carried.

Transfer – Operating Funds to CD: Ms. Moran asked that the Board to consider transferring \$75,000 out of the Operating Account into a Certificate of Deposit. Ms. Sumner recommended that the funds be transferred to CD # 78 which will mature in April of 2022 as he believes the interest rates will rise in the near future.

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the transfer of \$75,000 out of the Operating Account in CD # 78. No further discussion. Unanimously approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Report for period ending January 31, 2022 was reviewed.

There being no discussion, Mr. Sumner recommended that the Financial Statement for the period ending January 31, 2022 be placed in the record for audit or review.

OLD BUSINESS –

Update-Fire Station: Mr. Moore updated the Board regarding the most recent bid received from Maez drilling for the well for the proposed community center. It is approximately the same as the bid received from Garcia Brothers. Mr. Moore noted that Harvey Yates met with Ms. Moran recently. In that conversation Mr. Yates stated that he has a well drilling company from Otero County coming out this way to drill 3 wells for him. Mr. Yates agreed to check with the company and see if they would be willing to submit a bid. Ms. Moran reported that as of this date she had not received any communication from SunZia regarding their offer to drill a well.

Ms. Moran reported that the Conditional Use for the TGIA Office on a lot zoned Rural Residential will come before that Valencia County Planning and Zoning Commission on March 23, 2022.

Because Ms. Moran serves as a P&Z Commissioner, she must recuse herself from voting on the issue. Nancy Jo Gonzales, Community Development Director for VC P&Z, recommended that Ms. Moran not prepare the application to be presented before the Commission. Our architect, John Kirkpatrick agreed to submit the application. The cost of that service is \$1,500.

Solar Proposal – The Board discussed the Solar proposal received from the New Mexico Solar Group. The estimated cost was over \$85,000. The decision was made that since TGIA is a non-profit the Association cannot benefit from any tax incentives. Also, based on an estimate of electric costs, it will take the Association about 23 years to make up the cost of the installation, therefore solar will not be an option at this time.

Further discussion took place as to should the community center be all electric or electric with propane. Ms. Moran thought that propane was not originally planned. It was then suggested that the office/community center be supplemented with a pellet stove. Ms. Moran will inform the architect of this recommendation.

Stipulated Judgment in Favor of TGIA – The Board reviewed the Court decision regarding a home in Tierra Grande being foreclosed by the mortgage lender. The mortgage lender argued that TGIA did not have the right of first refusal to collect past due assessments, liens and penalties. The Court wrote the following:

“The judgment amount is a first and prior lien upon the property, subject to and subordinate to the interest of TGIA by reason of a Notice of Homeowners Association recorded on June 4, 2014, as Document No. 201405086 in the records of Valencia County, New Mexico, including the Indentures, Protective Covenants, and Notices recited therein, and any additional liens recorded to date (together, “TGIA’s Interest”).”

NEW BUSINESS –

Draft – Proposed Budget for 2022 – The Board reviewed the details of the proposed budget for 2022. Ms. Moran reported that she was conservative on the estimated income and generous regarding the estimated expenses. The front page of the budget Items A – I are the everyday operating costs associated with running TGIA. There is not much that can be done to adjust those categories. These expenses are funded by the Assessments and misc. income.

The upper section of the back page are costs associated with the development of the community center, capital improvements, grants and foreclosures. Some of these expenses will go away once the community center is constructed. Some of the expenses can be removed if / when necessary. These expenses are funded from our savings.

Ms. Moran noted that the budget, which is required by the HOA regulations to be posted on our web site, and sent to new members is a consolidation of the categories of the proposed budget. It is the consolidated budget that requires Board approval.

Since there were no changes to the proposed detailed budget, Ms. Moran will prepare the consolidated budget for consideration by the Board at the March 2023 Board meeting.

50th Anniversary – Recognition Awards – Members – Ms. Moran reported that to date 35 members have responded to an article in the February issue of the Tales N Trails, asked long time owners of TG property to contact TGIA regarding their long-term membership. During conversations with these members, Ms. Moran noted that TGIA is held in high regard. Mr. Lardner suggested that we gather some of these comments and put them on our web page.

Ms. Moran went on to say that some of these members originally purchased lots from Horizon in other areas such as Rio Del Oro and/or Rio Grande Estates, but later traded for properties in Tierra Grande. Ms. Moran did not want to split hairs with these owners and neither did the Board. The Association will accept their Anniversary date as the original Horizon contract date.

The hope is to announce the 50th Anniversary owners (1972 and earlier) at the July Annual Meeting. These owners will be awarded a \$50 credit to their account. Then in the October newsletter a brief article will appear about each owner and their experience with TGIA. Ms. Moran hopes to continue this acknowledgement especially in 2023 when TGIA celebrates its 50th Anniversary.

Personnel Policies – The Board discussed the New Mexico Healthy Workplaces Act which will become effective July 1, 2022. TGIA must amend its personnel policies to comply with this new legislation. Discussion took place regarding the impact this legislation will have on small business.

Ms. Moran will work on updating TGIA's personnel policies accordingly to present to the Board at the March Board meeting.

OTHER ITEMS -

Annual Meeting – Ms. Moran noted that she is looking at other venues to hold the TGIA Annual Meeting of the members as the Country Club has not responded to date.

Mountain Lions in the Open Space – Mr. Moore noted that it will be Brandon Ferguson of NM Game and Fish, who will attend the March Board meeting to discuss the issue of mountain lions in our Open Space.

Acknowledgement – Ms. Magnussen entered the following statement into the record of the minutes:

“I’m taking a few moments to acknowledge TGIA’s present state of affairs. It held great promise 50 years ago, and today the Association remains an example of promises actually being fulfilled. I’m grateful for each and every person on this Board, past and present, and our caring Administrator, for guiding our accomplishments with integrity, consideration and geniality. Thank you.”

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:27 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, March 23, 2022 at 4:00 p.m.

Signature

/sdm: Minutes02/23/2022

Date Approved