

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
January 26, 2022

**Directors Present:** Jim Lardner, President  
Judi Magnussen, Treasurer  
Rhonda Davis, Secretary  
Trenten Moore, Director

**Directors Absent:** Michael Sumner, Executive VP

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

**Guest(s):** Leighann Self, Staff Assistant  
Janie Earthman, Assistant Administrator

**Audience:** None

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

**GUESTS:** Ms. Self, newly hired Staff Assistant was introduced to the Board. Ms. Self was actually was born in Tierra Grande and currently resides in the Community.

Ms. Self and Ms. Earthman left the meeting at this time.

**AGENDA:**

Mr. Lardner asked if there were any changes to the agenda. Ms. Davis requested that the following items be added to the agenda:

New Business: Mountain Lions in the Open Space

There being no additional changes, the agenda was accepted as amended.

**ACTION ITEMS:**

**Board of Directors Meeting Minutes:** November 17, 2021

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 Ms. Davis to approve the Board meeting minutes of November 17, 2021 as presented. No further discussion. Unanimously approved. Motion carried.**

**Fire Station Design:** The updated design of the Tierra Grande Fire Station / Community Center / Office was reviewed. John Kirkpatrick, Architect, amended the design to incorporate Mr. Moore's recommendation to reconfigure the layout of the bathrooms.

**Motion:** Motion by Mr. Moore, seconded by Ms. Davis to approve the updated design as presented. No further discussion. Unanimously approved. Motion carried.

**Grants:** The Board reviewed four (4) Energy / Conservation Grant requests. Three (3) were for solar projects and one (1) was for water conservation.

Discussion took place regarding the importance of communicating to the requestors that they may not make another request for three (3) years from the date of the approved amount.

**Motion:** Motion by Ms. Davis, seconded by Ms. Magnussen to approve the grant applications presented. No further discussion. Unanimously approved. Motion carried.

**TGIA Owned Lots / FSBO:** The Board discussed pricing of two (2) lots owned by TGIA to be added to the For-Sale-By-Owner Catalog.

**Motion:** Motion by Ms. Magnussen, seconded by Mr. Moore to place the two (2) properties in the For-Sale-By-Owner Catalog at a price of \$950 / acre. No further discussion. Unanimously approved. Motion carried.

**Title Transfer Fee:** Per the HOA Disclosure legislation, every three (3) years the amount of the Title Transfer Fee can be increased based on the Consumer Price Index from the last date of the increase. In January 2019 the amount TGIA charged was \$53.00. According to the CPI the Title Transfer Fee can be increased to \$58.82 beginning January 1, 2022.

**Motion:** Motion by Mr. Moore, seconded by Ms. Davis to increase the Title Transfer Fee to \$58 beginning January 1, 2022. No further discussion. Unanimously approved. Motion carried.

## **EXECUTIVE SESSION:**

The Board moved into Executive Session at 4:57 p.m.

**Personnel:** Hiring of IT / Project Staff Consultant and Rate Increase for Current Staff.

**Motion:** Motion by Ms. Magnussen, seconded by Mr. Moore to approve the hiring of an IT / Staff Consultant at \$20 per hour, to increase Mr. Earthman's pay by \$2.50 per hour and to increase Ms. Moran's pay by \$1.00/hour effective January 24, 2022. No further discussion. Unanimously approved. Motion carried.

The Board reconvened at 5:03 p.m.

**FINANCIAL REPORT(s)** – The Financial Report for periods ending November 30 and December 31, 2021 were reviewed.

There being no discussion, Mr. Lardner recommended that the Financial Statements for the periods ending November 30 & December 31, 2021 be placed in the record for audit or review.

## **OLD BUSINESS –**

**Update-Fire Station:** Mr. Moore shared that he did not believe adding solar panels to the new fire station at this time had any real financial benefit to the Association. Being a non-profit the Association cannot claim the tax deduction. Also, Socorro Electric Cooperative will not buy back power that is generated beyond the need of the facility.

Mr. Moore also discussed the bid received from Garcia Drilling for the well at the new fire station. He felt that the bid was extraordinarily high. It is difficult to obtain bids as many drillers will not come out to Tierra Grande.

**Bank Account Status Report:** The Board reviewed the updated breakdown of the TGIA funds held at local banking institutions as of year-end 2021.

## **NEW BUSINESS –**

**Cash Flow Comparison Year Ending 2020 vs. 2021** – The Board reviewed the Cash Flow Comparison Report. Differences in revenue and expenditures between years was discussed. Year end 2021 closed in the black.

**Preparation of Budget for 2022** – The Board reviewed the 2021 Budget Revenue & Expense Report against the proposed Budget. Based on this report, Ms. Moran will prepare a draft 2022 budget for the Board to review at the February Board of Directors meeting.

**TGIA Assessment Program / Updated Report** – The Board discussed the spreadsheet presented which broke out unpaid assessments by year 1 through 5 years plus 364 days. The billing program has been updated so that no interest is accrued on the 364 day amounts due. Ms. Moran noted that the 364-day amount will be written off prior to the October billing preparation in order to stay within the new requirements of the State legislation.

**Mountain Lions in TGIA Open Space** – Ms. Davis commented that she had received a report from a Tierra Grande resident concerning the number of mountain lions in Tierra Grande's Open Space which could potentially pose a risk to residents living in the foothills.

Discussion ensued regarding how best to approach resolving the issue. Ms. Moran was instructed to contact Kim Pravda, TGIA Open Space Steward, to include her opinion on how to best safely address the matter.

**OTHER ITEMS -**

**Annual Dinner** – Decision was made to hold the Annual Dinner following the Board meeting scheduled for Wednesday, February 23, 2022. Ms. Moran will make reservations and extend invitations accordingly.

**ADJOURNMENT:** Mr. Lardner adjourned the meeting at 6:04 p.m.

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

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Signature

/sdm: Minutes01/26/2022

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Date Approved