

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
July 26, 2023

CALL TO ORDER: Jim Lardner, President, called the meeting to order at 4:01 p.m.

ROLL CALL: Sue Moran, Administrator

Directors Present: Jim Lardner, President
Michael Sumner, Executive VP
Judi Magnussen, Treasurer
Rhonda Davis, Secretary

Directors Absent: Trenten Moore, Director

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

Guest(s): None

Audience: None

AGENDA:

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

Ms. Moran asked for the following Agenda changes:

Old Business: Table 5 Year Plan / Mid-Year Update until the August meeting
New Business: Mid-Year Cash Basis Budget Review
New Business: TGIA Lots – For Sale By Owner listing
New Business: Research Information – Internet Providers
Executive Session: Legal Issue - VIA

Mr. Lardner added:

New Business: Discussion of 2023 Annual Meeting

There being no other changes to the agenda,

Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to approve the Agenda of July 26, 2023, as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes – June 28, 2023

Mr. Lardner asked if there were any changes or corrections to the content or to the substance of the minutes. There being none:

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the Board meeting minutes of June 28, 2023, as presented. No further discussion. Unanimously approved. Motion carried.

Election of Officers –

Ms. Magnussen nominated Rhonda Davis for the position of President. Mr. Sumner nominated Jim Lardner for the position of Secretary for the July 2023-June 2024 term. Both nominees accepted. The following Slate of Officers was presented:

President:	Rhonda Davis
Executive VP:	Michael Sumner (no signatory authority)
Treasurer:	Judi Magnussen
Secretary:	Jim Lardner

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to cast the proposed slate of officers by acclamation. There being no further discussion, the Board acting as the nominating committee to approve the slate of officers as presented. No further discussion. Unanimously Approved. Motion carried.

Appointments of Committees - Ms. Moran reported that the present Committee members agreed to continue to serve for July 2023 – June 2024:

Architectural Control Committee:	Judi Magnussen, Chair Carol Claus, Member Michael Hunt, Member Sue Moran, Member Kim Pravda, Member
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Open Space Steward:	Kim Pravda
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Fire Station Committee:	Trenten Moore, Chair Carol Claus, Member Noman Khushafa, Member Sue Moran, Member
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Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the Committees / Members as presented. No further discussion. Unanimously Approved. Motion carried.

SunZia Documents –

The Board reviewed five (5) documents pertaining to the SunZia Transmission Line Project. On May 19, 2023, Tierra Grande was informed by SunZia that the final determination of route for the SunZia Transmission Line was approved / released by the Federal Bureau of Land Management. A portion of that approved route will traverse Tierra Grande's Abo Arroyo then south easterly crossing into Tierra Grande Open Space approximate to the Western Spirit Transmission Line. The documents requested by SunZia for approval are:

- 1) Second Amendment to Agreement and Option to Purchase Easements
- 2) Consent to Options & Easements Agreed to by Certain Lot Owners Regarding Transmission Line Facilities as to Certain Lots (Tierra Grande Improvement Association)
- 3) Consent to Options & Easements Agreed to by Certain Lot Owners Regarding Transmission Line Facilities as to Certain Lots (Sleeping Indian Ranch)
- 4) Consent to Options & Easements Agreed to by Certain Lot Owners Regarding Transmission Line Facilities as to Certain Lots (Yates Exploration Company)
- 5) Certificate of Authority

Ms. Moran noted that documents 2 - 4 had incorporated the changes Ms. Moran had requested and that TGIA's attorney, Karla Poe, had no objections to these documents. However, there are a couple of language changes Karla Poe, recommends be included in document one (1) Second Amendment to Agreement - Option to Purchase Easements which have not yet been incorporated into the document.

Motion: by Mr. Sumner, seconded by Ms. Magnussen to approve the documents contingent upon SunZia incorporating the changes recommended by TGIA's attorney Karla Poe. No further Discussion. Unanimously Approved.

FINANCIAL REPORT(s) – The Financial Report for the period ending June 30, 2023, was reviewed.

There being no further discussion, Mr. Sumner recommended that the Financial Statements for the period ending June 30, 2023, be placed in the record for audit or review.

OLD BUSINESS -

5 Year Plan – Mid Year Update: Tabled until the August Board meeting.

2023 Member Survey: The Board approved extending the deadline for accepting member survey responses to July 31, 2023.

NEW BUSINESS -

Statistical Reports: The Board reviewed / discussed the following statistic reports:

- Status of Assessments Received/Unpaid: July 1, 2022 – June 30, 2023
The number of unpaid lots reduced from 694 in 2022 to 623 in 2023. This was primarily due to the NM State Tax Sale held earlier in 2023. An ongoing problem for TGIA is that another year has passed without TGIA holding a foreclosure sale.

- State of NM Tax Sale: Analysis of assessments and other fees recovered against agreement to write off amounts that might be written off shortly as a requirement of the State of NM regulations for amounts more than 5-year 364 days. The report also reflected lots that remain uncollected from the tax sale.
- Bad Addresses: Currently there are 177 accounts with bad addresses of those bad addresses, 18 accounts have Liens placed by the Association - 65 are in foreclosure with the TGIA attorney – 114 have been measured by TGIA.
- New Residents 2019 – 2023: A total of 45 lots with homes changed hands beginning 2019 through July 2023.
- Title Changes July 1, 2022 – June 30, 2023: TGIA processed a total of 104 title changes.

2023 Cash Budget to Date: The Board reviewed / discussed the cash budget income/expense report as of July 22, 2023, against the proposed 2023 Budget. Nothing stood out. Expense / Revenue seemed to be in alignment with expectations.

NMB&T: The Board reviewed the notification that NMB&T will be consolidating some of its service offerings with its parent company HTLF Bank. Ms. Moran and Ms. Davis will review TGIA accounts held with NMB&T to discuss any impact these consolidation changes may have on the accounts.

TGIA Lots – For Sale By Owner Catalog: Ms. Moran informed the Board that the For Sale by Owner Catalog will be updated shortly. TGIA properties have not received any interest at the current asking price.

Motion: by Mr. Sumner, seconded by Ms. Davis to approve reducing the asking price of TGIA properties by \$25 / acre. No further Discussion. Unanimously Approved.

Wi-Fi / Broadband Service for Tierra Grande: Mr. Robbins informed the Board that he is beginning to investigate Wi-Fi / Broadband services that may be available to TG residents.

2023 TGIA Annual Meeting Review: Mr. Lardner remarked that he thought that despite the delay in food service, the 2023 TGIA Annual Meeting went very well. He appreciated the efforts of Ms. Moran, Mr. Robbins & Ms. Self.

OTHER ITEMS:

Cleaning Person: The Board approved the hiring of a cleaning person for the TGIA office.

EXECUTIVE SESSION:

The Board moved into Executive Session at 5:15 p.m. to discuss:

- Personnel Issues
- Legal Item: VIA

No decisions were made during Executive Session

The Board reconvened into regular Board meeting at 5:55 p.m.

ADJOURNMENT: Mr. Lardner adjourned the meeting at 5:57 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, August 23, 2023, at 4:00 p.m.

Signature

/sdm: Minutes07/26/2023

Date Approved