

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
November 15, 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  
Judi Magnussen, Treasurer (Zoom)  
Jim Lardner, Secretary  
Trenten Moore, Director (Arrived Later)

**Directors Absent:** None

**Administration Present:** Sue Moran, Administrator  
Ron Robbins, IT/Operations

**Guest(s):** None

**Audience:** None

**AGENDA:**

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

Ms. Moran asked for the following Agenda changes:

Old Business:	Marcland Property Purchase – Delay Closing - Survey BNSF Closed Becker Crossing in TG
New Business	Insurance Renewal

There being no other changes to the agenda,

**Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to approve the Agenda of November 15, 2023, as amended. No further discussion. Unanimously approved. Motion carried.**

## **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 October 25, 2023, minutes. There being none:

**Motion: Motion by Ms. Magnussen, seconded by Mr. Sumner to approve the Board meeting minutes of October 25, 2023, as presented. No further discussion. Unanimously approved. Motion carried.**

**Grant Requests:** The Board reviewed three (3) grant requests -

Jesse Ingram – solar panels: \$1,000

Gene Lalonde – solar panels: \$1,000

Gene Lalonde – water conservation – composting toilet & cistern water tanks - \$1,000 each.

**Motion: Motion by Mr. Sumner, seconded by Mr. Lardner, to approve the grant request in the amount of \$1,000 for Jesse Ingram. There being no further discussion, Unanimously Approved. Motion carried.**

**Motion: Motion by Mr. Lardner, seconded by Ms. Magnussen to approve the two (2) grant requests in the amount of \$1,000 each for Gene Lalonde. There being no further discussion, Unanimously Approved. Motion carried.**

**Investment of Funds:** The Board reviewed a spreadsheet of funds deposited in various TGIA accounts. A CD with United Business Bank will mature November 30, 2023 and a Treasury Bill will mature December 15, 2023. It was noted that the Operating account had excess funds that could be transferred into an interest-bearing product. Decision was made to:

- Open a 26-week Treasury Bill in the amount of \$50,000, transferring the net funds out of the TGIA Operating account.
- For the maturing Treasury Bill – when the funds are received, transfer the interest into the Special Projects account with NMB&T.
- Move the funds from the maturing CD #0926 with United Business Bank into an existing CD #1151 with United Business Bank.

**Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the transfer of funds as directed. No further discussion. Unanimously Approved. Motion carried.**

**MOA Valencia County:** The Board reviewed the Memorandum of Agreement (MOA) with Valencia County for which Tierra Grande will pay approved entrance improvements such as new cattleguards with the County completing the work.

**Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the MOA with Valencia County. No further discussion. Unanimously Approved. Motion carried.**

**FINANCIAL REPORT(s)** – Due to the absence of Mr. Hobbes the review of the October 31, 2023 Financial Report was tabled.

## **OLD BUSINESS -**

**Budget Redesign:** Ms. Moran shared a sample of a redesigned Cash Budget which she hopes will better reflect assuring that Assessment Revenue will cover general operating expenses. Special non-budgeted expenses and alternative revenue will be presented separately. This proposed redesign of the cash budget would in no way impact how Mr. Hobbes, Accountant or Lee Baldwin, Auditor, complete their accrual budget and reporting.

**Purchase of Marcland Properties:** Ms. Moran reported that both of the lands TGIA proposed to purchase from Marcland (the 10 acre parcel with the well in the road easement and the mountain lands which might not adjoin the TG Open Space) have been put on hold for the time being. The Valencia Manager, Danny Monette, is trying to work something out to adjust the boundary of the 10 acre parcel to include the well. As for the mountain lands TGIA is waiting for the reconnaissance survey to be completed to assure that the land does adjoin TGIA's Open Space and that there is access to the property. The cost of this reconnaissance survey will be approximately \$950.

**BNSF Closed Becker Crossing in Tierra Grande:** It is official, BNSF closed the Becker Crossing on Military HWY between Valencia and Socorro County. There are entities trying to have the crossing reopened such as Valencia County, Harvey Yates, and Haw Dairy.

## **NEW BUSINESS -**

**2023 TGIA Property Taxes:** The Board reviewed a spreadsheet of the lands owned by Tierra Grande. The spreadsheet reflected the current property tax charges, the County where the property lies, which properties have a grazing lease, and other important related information.

**Assessment Revenue By County:** Ms. Moran provided to the Board a spreadsheet of assessment revenue collectable by County. Valencia County brings in three (3) times more revenue than Socorro County. Should the majority owners of Units decide to remove the Protective Covenants, all but one (1) Unit in Socorro County would be removed from TGIA's oversight with a projected loss in revenue of approximately \$33,000. Unit 4 and Unit 19 are the only Units in the Valencia County section of Tierra Grande owned by majority owners. Potential loss in this case would be approximately \$5,650.

**Current Grants and Proposed Changes:** Due to time constraints discussion of the proposed recommendations to update the Grants offered by TGIA was limited. Ms. Moran was instructed to begin to update the grants applications in such a way that the Board can easily identify the changes. Further discussion tabled until the January 2024 meeting.

**Insurance Renewal:** Ms. Moran informed the Board that our current insurance carrier, Donegal Insurance, will no longer be offering Association Insurance. HUB international, our insurance Broker will begin to search for a new insurance provider.

**EXECUTIVE SESSION:** The Board convened into Executive Session at 6:00 p.m. Items for discussion were:

- Legal: Open Space 501 C 4 vs. 501 C 7.
- Legal: Reiterate to have his attorney contact TGIA.
- Personnel: Year End Bonuses and 2024 Raises

The Board re-convened back into the regular Board meeting at 6:15 p.m.

**Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner to approve a year-end bonus for each staff member equal to an additional pay. Included in that motion was the decision to increase the IT staff rate by \$2.00 per hour and the Administrator's rate by \$3.50 per hour. No further discussion. Unanimously Approved. Motion carried.**

**OTHER ITEMS:**

**December Board Meeting:** Decision was to cancel the December 2023 Board Meeting.

**Annual Board Dinner:** Decision was to hold the annual Board dinner following the January 2024 Board meeting.

**ADJOURNMENT:** Ms. Davis adjourned the meeting at 7:00 p.m.

**Next TGIA Board Meeting:** The next meeting is scheduled for Wednesday, January 24, 2024, at 4:00 p.m.

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Signature

/sdm: Minutes11/55/2023

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Date Approved