

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
September 27, 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
Jim Lardner, Secretary
Trenten Moore, Director

Directors Absent: None

Administration Present: George Hobbes, Accountant
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: SunZia/Rio Sol Line II
New Business: Outstanding Fees – TGIA Landowners
Wells – Wildland Fire
State Foreclosure Sale

There being no other changes to the agenda,

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the Agenda of September 27, 2023, as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

2023 Annual Meeting Minutes: Ms. Davis asked if there were any changes or corrections to the content or to the substance of the July 15, 2023, Annual Meeting minutes . There being none:

Motion: Motion by Mr. Sumner, seconded by Ms. Magnussen to approve the 2023 Annual Meeting minutes of July 15, 2023, as presented. No further discussion. Unanimously approved. Motion carried.

Board of Directors Meeting Minutes: Ms. Davis asked if there were any changes or corrections to the content or to the substance of the August 23, 2023, minutes. There being none:

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the Board meeting minutes of August 23, 2023, as presented. No further discussion. Unanimously approved. Motion carried.

TGIA Office Lease Renewal: The Board reviewed the TGIA 5-year proposed office lease renewal. After some discussion, the Board made one change to the lease and that was to reduce the lease amount for the first year to offset the 50% the landlord agreed to contribute to the installation of new carpeting in the TGIA office.

Motion: Motion by Ms. Magnussen, seconded by Mr. Lardner to approve the 5-year Lease as amended. No further discussion. Unanimously approved. Motion carried.

Grant Requests: The Board reviewed three (3) grant requests - Barry Hollar – solar converter: \$1,000, Sue Moran - tankless hot water tank, \$1,000, and Rita Nickolls – culvert installation and road improvement - \$2,500. The Board also reviewed a spreadsheet of the grants approved and/or paid to date.

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

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

Motion: Motion by Mr. Sumner, seconded by Mr. Moore to approve the grant request in the amount of \$2,500 for Rita Nickolls. There being no further discussion, Unanimously Approved. Motion carried.

Cattleguard Replacement: Decision was to table this discussion until an opinion from TGIA's attorney is obtained regarding any potential liability TGIA might incur if the Association contributed to the replacement of the cattleguards.

Investment of Funds: The Board reviewed a spreadsheet of funds deposited in various TGIA accounts. The following decisions were made:

- move \$400,000 out of the UBB Operating account to open an 8-month CD with NMB&T
- move \$400,000 from the UBB Operating account to open a 12-month CD with UBB
- move \$340,000 out of UBB Operating account to open a 26-week T-Bill with the US Treasury

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to approve the investment of funds as directed. No further discussion. Unanimously Approved. Motion carried.

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

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

OLD BUSINESS -

Tales “n” Trails - Restructure: The Board supported the redesign of the TGIA newsletter. Many of the articles are abbreviated while referencing that additional information and/ related documents will be available on the TGIA website or distributed via email or USPS upon request.

The Board reviewed a spreadsheet comparing the cost of printing the newsletter using a professional printer as has historically been done versus printing and folding the condensed newsletter in-house by TGIA staff. The savings are significant.

Survey Results: The Board discussed the next steps to take to address the 2023-member survey results. Ms. Moran noted that an article regarding Actions Take to Date will be included in the October 2023 edition of the Tales “n” Trails newsletter. Decision was made to compare the 5-Year Plan with the 2023-member survey to see what survey responses are already incorporated into the Plan.

Fire Station: Ms. Moran noted that the conditional use / variance approved by Valencia County Planning & Zoning will expire in February 2024. The City of Rio Communities has not responded to TGIA's request of June 29, 2023, requesting a sample agreement if TGIA were to build a fire station adjoining the current City of Rio Communities fire station.

Mr. Moore recommended that a letter be sent to the City of Rio Communities informing them that based on the opinion of the State Fire Marshall, the location of the proposed fire station is not feasible at this time and letting the City know that TGIA is moving in the direction of wildland fire prevention efforts.

Mr. Lardner suggested that Ms. Moran reach out to John Kirkpatrick, architect of the original design of the proposed fire station, to ask him about re-designing the structure to include an office, community room and one (1) bay.

The Board discussed the possibility of using solar to power the pumps for the wells. Ms. Moran was instructed to find out more about this possibility.

SunZia / El Rio Sol: Ms. Moran informed the Board that some initial documents have been sent to TGIA regarding the El Rio Sol transmission line – which is the second line proposed to go through Tierra Grande. Both Ms. Moran and TG's attorney Karla Poe reviewed these documents and found them to basically match those the Board approved for the SunZia line. A video conference will take place in a week or so to address any concerns we may have. It is anticipated that these documents will come before the Board next month.

NEW BUSINESS -

Big Horn Sheep Collar / Monitoring Project Request: The New Mexico Department of Game and Fish has requested approval to capture big horn sheep in Tierra Grande for a couple of hours the morning of Sunday, October 22nd. They plan to catch and release the animals on the mountain but would also consider having them ferry animals via helicopter, to a processing site where staff could do health checks and radio collar the animals. They would like to get ten (10) collars on the Manzano sheep to help understand the habitats that both ewes and rams are using.

Mr. Lardner noted that the ewes gather around his quarry. All that Game & Fish staff need to do is put down a couple of bales of hay between 7 – 10 a.m. and the ewes will come around. He offered to allow Game & Fish staff to use his quarry if they would reach out to him. Ms. Moran was instructed to send his contact information to Caitlin Ruhl, of NM Game & Fish.

The Board supported this request. The Board was very interested in having Ms. Ruhl and Ms. Pravda attend an upcoming Board meeting to present a report on the big horn sheep in Tierra Grande's Open Space. Ms. Moran will follow up on this request.

Budget Categories: Ms. Moran noted that it will be difficult for the membership to accept any increase in assessments as TGIA has a significant fund balance. Ms. Moran suggested that some of the expenses currently reflected in the budget are not mandatory for the Association that a redesign of the cash budget occur next year to move some of these non-mandated expenses such as the Audit/Review, the newsletter, and other items over to a discretionary line within the budget. The Board considered this recommendation. Ms. Moran was instructed to research non-mandatory expenses, reach out to TGIA auditor, and draft a sample budget for discussion at the October Board meeting.

Outstanding Fees/Fines/Leins/ACC & Legal Fees: The Board reviewed a spreadsheet reflecting the various amounts of outstanding fees/fines owed to the Association as of September 22, 2023. Ms. Moran explained that the legal fees associated with foreclosures are accounted for in the financial statements. Other fees are recorded when the funds are received. Yet other fees are used as part of the negotiating process to obtain payment of past due amounts and may be written off. The outstanding amount has doubled since last year. This is directly related to our attorney beginning to process foreclosures.

State Property Tax Sale – Socorro County: Ms. Moran reported that the State will be holding a tax sale for properties located in Socorro County on October 24, 2023. There are nineteen (19) TGIA properties listed; six (6) in Unit 5 and thirteen (13) in Unit 18. Ron Robbins will be attending the tax sale.

OTHER ITEMS: None

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

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, October 25, 2023, at 4:00 p.m.

Signature

/sdm: Minutes09/27/2023

Date Approved