

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
August 28, 2024

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
Jim Lardner, Treasurer
Richard Moore, Secretary
Alexa Roberts, Director

Directors Absent: None

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

Guest(s): Alexa Roberts, TGIA Resident
Prospective Board Member

Audience: None

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

Ms. Moran requested that the Minutes of the July 24, 2024, Board meeting be added under Action Items.

There being no other changes to the agenda,

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the Agenda of August 28, 2024, as amended. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Annual Meeting Minutes – July 20, 2024

Ms. Davis 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. Lardner, seconded by Mr. Sumner to approve the minutes of the July 20, 2024, TGIA Annual Meeting of the Members as presented. No further discussion. Unanimously approved. Motion carried.

Board of Directors Meeting Minutes – July 24, 2024

Ms. Davis 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 Dr. Moore to approve the Board meeting minutes of July 24, 2024, as presented. No further discussion. Unanimously approved. Motion carried.

Appointment of Director -

Mr. Sumner and Mr. Lardner reported that they had met with Alexandra (Alexa) Roberts, a TG resident, on Tuesday, August 27th to discuss her interest in being appointed to the TGIA Board of Directors to fill the Director position left vacant by the resignation of Trenten Moore.

Ms. Roberts expressed her interest in serving as a Director.

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to appoint Ms. Roberts to serve on the TGIA Board for the remainder of the term left vacant by the resignation of Trenten Moore which ends July of 2026. No further discussion. Unanimously approved. Motion carried.

2024 – 5 Year 364 Day / Write Off –

The Board reviewed a spreadsheet of properties that are in the 5-year 364-day limit of collection set by the State of New Mexico. In preparation for the 2024 October billing 177 lots in the 364-day ceiling totaling \$9,154.42 must be written off by the end of September 2024.

Motion: Motion by Dr. Moore, seconded by Mr. Lardner to write of \$9,154.42 as presented. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Reports (Net Worth, Cash Flow, & Profit & Loss Statement, Budget) for the period ending July 31, 2024, were reviewed. Mr. Lardner asked that Ms. Moran provide a check register for each account in future reports to the Board.

There being no further discussion, Mr. Sumner recommended that the Financial Statements for the period ending July 31, 2024, be placed in the record for audit or review.

Status of Accounts – The Board reviewed the status of accounts as of August 25, 2024. Ms. Moran noted that each of the three (3) T-Bills have automatic options to renew. Renewals can be changed/removed – at the discretion of the Board. There were no questions.

OLD BUSINESS -

Roads: Ms. Moran reported that the Permazyme product is doing fairly well along the first mile of Mallette Dr. where it was installed. She went on to say that it might be in TGIA's best interest to have Valencia County decide the roads that need improvement instead of TGIA making a request. This change of practice might help to reduce our insurance premium and the perception that TGIA picks

roads to improve where Board members live. The Board suggested that Ms. Moran schedule a meeting with the Valencia County Road Department to discuss the idea.

Preservation Lands / Insurance: Ms. Moran updated the Board as to the efforts made to reduce the cost of insurance relating to TGIA's ownership of vacant lands. It is hoped that the following changes will achieve that purpose:

- Reference TGIA owned lands as "Preservation" lands.
- Remove from TGIA's website reference to the preserved lands.
- Update TGIA's Preservation brochure to note that permits are required. This brochure is only given to those who sign up for a permit.
- Update TGIA's Member Benefits brochure to amend verbiage relating to TGIA's preserved land.
- Send out several email blasts over the course of two (2) months to inform members of TGIA's rules relating to visiting the preservation land and the State OHV regulations.

NEW BUSINESS -

Valley Improvement Association (VIA) Proposal: On Tuesday, August 27th, Mr. Sumner, and Mr. Lardner met with:

- Tony Williams, attorney for VIA & Cibola (in person)
- Harvey Yates, Cibola, owner of the cattle leases and mortgagee of VIA lands (via Zoom)
- Karla Poe, attorney for TGIA (via Zoom)

To discuss the possibility of TGIA assuming the assets of the Valley Improvement Association as a condition of VIA's Plan of Dissolution.

Mr. Sumner and Mr. Lardner shared with the TGIA Board their take on the VIA meeting: They expressed concern particularly relating to enforcement of VIA's protective covenants, the New Mexico HOA legislation requirements, the distance of some of the land from TGIA, the ongoing problems related to dumping, and the sheer number of landowners and lots (80,000). The most difficult part to overcome is that Cibola is NOT the majority owner of any Unit, therefore cannot amend the Protective Covenants to allow for commercial cattle grazing of their Brand nor to amend said covenants to include Architectural Control enforcement, fees, fines, or dues.

During the August 27th meeting, Mr. Sumner and Mr. Lardner asked Karla Poe her take on the proposal. Ms. Poe noted that she did not see the benefit for TGIA to assume these responsibilities. As a matter of course, she believes that TGIA would be opening itself up to litigation should TGIA accept VIA's proposal.

The Board made the decision to decline the proposal. The Board instructed Ms. Moran to request Ms. Poe write to Tony Williams informing him that TGIA declined the opportunity to assume the responsibilities of VIA.

Motion: Motion by Mr. Lardner, seconded by Dr. Moore, to decline the opportunity to assume the responsibilities of the Valley Improvement Association. No further discussion. Unanimously Approved. Motion carried.

At this time, the Board convened into Executive Session – 5:25 p.m.

EXECUTIVE SESSION:

- Legal

The Board reconvened into regular Board meeting at 5:45 p.m.

No decisions were made during Executive Session

ADJOURNMENT: The meeting adjourned at 5:50 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, September 25, 2024, at 4:00 p.m.

Signature

/sdm: Minutes08/28/24

Date Approved