

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
July 24, 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, Secretary/Treasurer
Trenten Moore, Director
Richard Moore, Director

Directors Absent: None

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

Guest(s): Teresa Scott, VP, Valley Improvement Association

Audience: None

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

There being no changes to the agenda,

Motion: Motion by Dr. Moore, seconded by Mr. Lardner to approve the Agenda of July 24, 2024, as presented. No further discussion. Unanimously approved. Motion carried.

RESIGNATION OF DIRECTOR: Trenten Moore, Director, submitted his resignation from the TGIA Board of Directors effective immediately. Mr. Moore stated that it was the right time for him to step down from his responsibilities.

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to accept Mr. Moore's resignation with regret. No further discussion. Unanimously approved. Motion carried.

Mr. Moore left the meeting at this time.

GUEST: Teresa Scott, VP, Representative for Valley Improvement Association came before the TGIA Board to present the following proposal:

The Valley Improvement Association, Inc. (VIA) is operating under a plan of dissolution. Because of VIA's ability to close on the sale of 99% of our property holdings, which resulted in the payment of all delinquent taxes, the sale of other VIA assets and the ability to enter into Range Management

Agreements in both Canyon Del Rio and Rio Del Rio, the financial picture of VIA looks good as a result of the initial push that forced VIA members to vote to enter a plan of dissolution. Currently, the association has a cash reserve, no debt and will have a continued flow of revenue for the next 10 years due to the sale of VIA property assets (Mortgage) and grazing leases to Cibola Land Corp (\$65,000 per year estimated income for 10 years). Because Tierra Grande was a “sister” corporation to VIA, both created by Horizon Corporation to perform similar responsibilities. TGIA representatives know the area, and understand property management associations, VIA Board would like to propose the transfer of our assets and authority to the Tierra Grande Association. VIA no longer assesses properties, nor do we enforce covenants. Our focus is simply on Rio Del Oro and Canyon Del Rio, which are mostly undeveloped properties. Though we have no assessment revenue, we do have revenue from other sources as listed above. With the sale of VIA assets, payment of all debt and the reduction in the role that VIA once had, the benefit to Tierra Grande would be positive.

When questioned, Ms. Scott stated that since VIA’s Indentures have expired, VIA currently does not enforce the Protective Covenants.

Ms. Scott left the meeting at this time.

Board discussion ensued. Ms. Moran was instructed to contact Paul Baca, President of VIA, requesting he provide us with a list of Pros and Cons for this undertaking along with information as to the number of owners, the number of lots, the covenants, and the grazing lease. She was also directed to reach out to TGIA’s attorney on this matter. Ms. Scott’s presentation came across very differently than the earlier conversations Ms. Moran had with representatives from Cibola Land Corp. The Board recommended scheduling a meeting with these same representatives from Cibola Land Corp. prior to the Board meeting of August 28, 2024.

ACTION ITEMS:

Board of Directors Meeting Minutes – June 26, 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 June 26, 2024, as presented. No further discussion. Unanimously approved. Motion carried.

Election of Officers –

Mr. Sumner nominated Jim Lardner for the position of Treasurer and Dr. Moore for the position of Secretary for the July 2024-June 2025 term. Both nominees accepted. The following Slate of Officers was presented:

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

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner 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 Architectural Control Committee members agreed to continue to serve for July 2024 – June 2025:

Architectural Control Committee: Jim Lardner, Chair
Sue Moran, Administrator, Member
Carol Claus, Member
Michael Hunt, Member
Kim Pravda, Member
Mike Wooley, Member

Open Space Steward: Kim Pravda

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to approve the Architectural Control Committee and Open Space Steward as presented. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s) – The Financial Reports (Net Worth, Cash Flow, & Profit & Loss Statement) for the period ending June 30, 2024, were reviewed.

There being no further discussion, Mr. Sumner recommended that the Financial Statements for the period ending June 30, 2024, be placed in the record for audit or review.

Budget for Period Ending June 30, 2024 – The mid-year Budget and Cash Flow (expenses / revenue) were reviewed. The Board asked if there was anything unusual to report. Ms. Moran noted that she had purchased two (2) years of postage stamps prior to the USPS increasing prices on July 1, 2024.

OLD BUSINESS -

Accountant / Bookkeeper: No updates to report.

Cattleguard / Roads / Culvert: Valencia County Public Works informed TGIA that the NM Department of Transportation will be issuing approval for the replacement of the cattleguard at Manzanita & HWY 47 in the coming weeks. There is an issue in that utility lines are in the way, and it is cost prohibitive to move the utilities. Therefore, Valencia County Public Works made the decision to install the new cattleguard adjoining the current cattleguard to the east.

5 Year Plan / Mid-Year Update: The Board reviewed an outline of goals, accomplishments, and tasks. The outline was a month-by-month compilation of the 5 Year Plan and the development of the TGIA Office Procedure Manual. This report will be a “living” document that will change as varying requirements demand.

NEW BUSINESS -

2025 Insurance Renewal: Ms. Moran shared an email exchange between TGIA's insurance broker, HUB Insurance and TGIA. The email identified the actions TGIA has taken per the recommendations of the insurance company, related to the Open Space:

- posted no trespassing signs throughout the open space.
- removed the impression that we are inviting folks to visit our open space
- removed reference to and discouraged ATV activity in our open space
- updated our open space brochure and web site to reflect those changes
- require any/all visitors to obtain a pass to enter the area
- installing two wells / hydrants near the open space for use by the fire department for home and wildland fire fighting

We also asked that our broker support the fact that TGIA does not own the roads in our community, nor do we maintain them, in the hopes that the insurance company will reconsider that coverage requirement.

It is too soon to know what the outcome will be.

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

- Status of Assessments Received/Unpaid: July 1, 2023 – June 30, 2024
The number of unpaid properties increased from 623 in 2023 to 639 in 2024. An ongoing problem for TGIA is that another year has passed without TGIA holding a foreclosure sale.
- Bad Addresses: For 2024 there are 147 accounts with bad addresses down from 177 in 2023 of those bad addresses, thirty-one accounts have Liens placed by the Association - 61 are in foreclosure with the TGIA attorney – 88 have been measured by TGIA.
- New Construction 2020 – 2024: A total of nine lots approved for residential construction.
- Title Changes July 1, 2023 – June 30, 2024: TGIA processed a total of 192 title changes.

2024 TGIA Annual Meeting Review: The Board felt that despite the closing public comments, the 2024 TGIA Annual Meeting went very well. It was a testament to the Board that most of the audience left the meeting during those comments. Upon leaving many audience members stopped to share with Ms. Moran how much they appreciate what the Association does for the TGIA community and its members.

At this time, the Board convened into Executive Session – 5:55 p.m.

EXECUTIVE SESSION:

- Personnel
- Legal

The Board reconvened into regular Board meeting at 6:44 p.m.

No decisions were made during Executive Session

ADJOURNMENT: The meeting adjourned at 6:45 p.m.

Next TGIA Board Meeting: The next meeting is scheduled for Wednesday, August 28, 2024, at 4:00 p.m.

Signature

/sdm: Minutes07/24/2024

Date Approved