

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
May 22, 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  
Trenten Moore, Director  
Richard Moore, Director (Zoom)

**Directors Absent:** Jim Lardner, Secretary/Treasurer

**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 noted the following:

Action Items: Road Grant Request

New Business: Meeting with Capital Fund Representatives  
Visa Credit Card Points

There being no other changes to the agenda,

**Motion: Motion by Mr.Sumner, seconded by Dr. Moore to approve the Agenda of May 22, 2024, 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 April 24, 2024, minutes. There being none:

**Motion: Motion by Mr. Sumner, seconded by Mr. Moore to approve the Board meeting minutes of April 24, 2024, as presented. No further discussion. Unanimously approved. Motion carried.**

**Nominating Committee:** The Board of Directors serves as the nominating committee to represent the members' proxy votes. Each Board member has the right to cast their ballot (20% of the proxy votes) for the candidate of their choice. Each Directors' proxy vote is confidential and is to be provided to George Hobbes, Chair of the ballot committee. There being no further discussion.

**Motion: Motion by Mr. Sumner, seconded by Mr. Moore to appoint the full Board as the Nominating Committee. No further discussion. Unanimously approved. Motion carried.**

**Re-invest Maturing Funds:** The Board discussed reinvestment of a certificate of deposit that will be maturing on June 3, 2024, at NMB&T. They also reviewed a Treasury Bill maturing on June 20, 2024. The following decisions were made:

- Renew the CD with NM B&T for 6 months at the special rate of 5.05%.
- Renew the Treasury Bill one time for an additional 6 months.

**Motion: Motion by Mr. Sumner, seconded by Mr. Moore, to approve the reinvestment of funds as presented. No further discussion. Unanimously approved. Motion carried.**

**Grant – Road Improvement:** The Board reviewed a Grant request for Road Improvement requested by the owners of the Natural Burial Cemetery. The owners improved East Ingresso Drive, from HWY 47 to the Natural Burial Cemetery, improving twelve (12) large lots @ \$250 / lot for a total Grant request of \$3,000. However, the Grant is capped at a maximum TGIA contribution of \$2,500.

**Motion: Motion by Mr. Moore, seconded by Dr. Moore to approve the Grant request as stated above in the amount of \$2,500. No further discussion. Three (3) in favor and One (1) Abstain. Motion carried.**

Discussion took place regarding the following language in the Grant "Each owner/applicant request is capped at \$2,500 **with a three (3) year break in between requests.**" The Board recommended that the Grant be updated to read as follows: **A member is capped at one request for road improvement at a maximum of \$2,500.**

Ms. Moran will update the Grant Procedure for Road Assistance for review/discussion at the June Board meeting.

**FINANCIAL REPORT(s)** – The Board reviewed various financial materials representing the period ending April 30, 2024.

There being no further discussion, Mr. Sumner recommended that the financial materials representing April 2024 be placed in the record for audit or review.

## **OLD BUSINESS -**

**Perma-Zyme Update:** Mr. Robbins shared that he met with Valencia County Public Works and a representative from Perma-Zyme during the County's effort to improve of the first mile of Mallette Drive. It is expected that the road will be closed to traffic for a few days to ensure that the Perma-Zyme product binds with the road base course.

**Accountant:** Ms. Moran stated that to date TGIA has not been successful in finding an accountant to assist with TGIA's financial reports. She reported that Lee Baldwin, the CPA, performing TGIA's Annual Review will be visiting the TGIA office in a week. At that time, Mr. Lardner will meet with Mr. Baldwin to discuss Mr. Baldwin's thoughts regarding TGIA's financial oversight needs.

## **NEW BUSINESS -**

**Solar Speed Monitoring Unit:** Ms. Moran shared her opinion that speeding on TGIA dirt roads results in damage to the roads. She suggested that a solar speed monitoring unit might deter speeders. The Board did not think that the monitoring unit would be a deterrent and that more likely than not, the unit would be stolen.

**TGIA Owned Unit 20 Lot:** Ms. Moran reported that we will also begin to obtain bids for fencing/gating the property. Mutual aid agreements with Valencia County Public Works, Wildfire, and the City of Rio Communities Fire Department will begin once the property in Unit 20 is fenced. While our well application from the State Engineers Office has been approved, we have no update as to when SunZia will drill the well.

**New Open Space:** Discussion took place as to questions that may arise from members regarding the property TGIA recently acquired that adjoins TGIA's Open Space. Ms. Davis noted that the property was purchased to protect our Open Space.

**ACC – Protective Covenants – Large Hoofed Animals – Variance:** Ms. Moran shared that per the Protective Covenants "no animals or fowl, other than ordinary household pets commonly housed in a residence, shall be permitted... there may be kept thereon no more than two (2) horses per five (5) acres of lot size."

In April of 2020, the TGIA Board approved the ACC conditional variance of allowing animals other than two (2) horses per five (5) acres based on neighbor concerns / complaints which may necessitate said animals being removed. Over the years, Judi Magnussen practiced that this variance approval/denial was at the discretion of the ACC Chair. Ms. Magnussen did limit two (2) large, hoofed animals to five (5) acres without exception. Her concern was erosion of the land.

At a recent meeting of the Architectural Control Committee one member felt that approval of such variances should come before the Committee for review. That it is not at the discretion of the Chair.

Mr. Lardner, acting ACC Chair, recommended that this decision as to whether the variance for animals be at the discretion of the ACC Chair or be made by the ACC Committee should be decided by the Board of Directors.

Decision by the TGIA Board was that the ACC Chair retain the practice of reviewing requests on a case-by-case basis as to Variances for animals outside of the Protective Covenants.

**Capital Fund:** Ms. Moran reported that she and Mr. Robbins met with representatives from Capital Fund Investors, regarding the potential development of the properties in Tierra Grande owned by Capital Fund. Discussion included such topics as subdividing lots to less than five acres, amending the Covenants to allow for manufactured or tiny homes, and what it will take to develop lots to make the lot buildable ready. Nothing concrete came from the meeting. Capital Fund is aware of its authority to amend and/or remove the Covenants.

**Visa Credit Card Point Redemption:** Ms. Moran asked if she could redeem points earned from TGIA's Visa credit card for gifts to award at the upcoming Annual Meeting. The Board approved the request.

**OTHER ITEMS:**

- None

**ADJOURNMENT:** Ms. Davis adjourned the meeting at 5:20 p.m.

**Next TGIA Board Meeting:** The next meeting is scheduled for Wednesday, June 26, 2024, at 4:00 p.m.

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Signature

/sdm: Minutes05/22/2024

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Date Approved