Tierra Grande Improvement Association, Inc.
ANNUAL MEETING
July 19, 2025

Directors Present: Rhonda Davis, President
Jim Lardner, Treasurer
Alexa Roberts, Director

Administration Present: Sue Moran, Administrator
Ron Robbins, IT/Operations
George Hobbes, Ballot Chair

Guest Speakers: Dr. Nicole Tatman, Big Game Program Manager
Dr. Tom Batter, Bighorn Sheep Biologist
Sgt. Tuff Wimberly, Enforcement Officer, Belen District
New Mexico Department of Game and Fish

TG Members/Guests: 40 Present (31 Members & 9 Board/Staff/Guests)

11:00 – 11:45 Call to Order – Rhonda Davis, President

Ms. Davis, Board President, called the meeting to order.

Introduction of Directors & Staff

After calling the meeting to order, Ms. Davis introduced and thanked individual TG staff, Board of Directors, Committee Members, and guest speakers for their contributions to TG.

President's Remarks

Ms. Davis shared a few updates with the TG members on the status of the 2023 Member Survey responses:

1. Create water supplies (tanks) at strategic areas on TG for use by the fire departments to fight home fires & wildfires – 91%.
    a. A property in TG with a well was purchased by TG. SunZia – the power line has promised to drill us a FREE well on another lot, owned by TG. It has been almost two (2) years since that promise was made. We continue to receive communications that the well bids are forthcoming. TG has delayed purchasing the water tank and hydrant because it was more cost effective to have both tank/hydrant installations done at the same time. We do not want to delay fire suppression efforts any longer and will begin obtaining bids for the installation of a tank and hydrant for the existing well located at the intersection of Manzanita and Military HWY.

2. Partner with an internet provider to provide cost effective, quality internet in the community – 87%.
    a. Socorro Electric is partnering with a company to bring broadband to the areas Socorro Electric serves – it may take a few years to get to us.
    b. TransWorld Network promised 2 years ago to install another tower in Tierra Grande to improve their internet service – TG offered to help offset some of the cost, but no action has been taken to date.

c. StarLink is now available in this area. It provides excellent internet service. Then there are various other options such as hotspots with cell phone providers

3. Enhance TG website – 77%.
    a. Efforts to improve the website are ongoing. Ron Robbins has consolidated pages, installed a search bar, and made additional changes to make our website more user friendly. The site is always updated with recent / applicable information. Ron is looking into making the payment section its own separate page. Suggestions from members are always considered and if feasible put into operation.

4. If a fire station is not feasible, explore the possibility of moving the TG office and community room closer to the TG main entrance at Mallete & HWY 47 – 74%
    a. TG explored the possibility of building a community room and TG office on a lot TG owns across the street from the Mallette entrance. However, it is not cost-effective to construct and maintain, there were staff safety and security concerns that outweighed the benefits.

5. Meet with local realtors - promote TG – 74%
    a. Sue Moran met with several realtors to promote TG, we have also joined the local Chamber of Commerce to get the word out about our community. Our for-sale-by owner spreadsheet draws a lot of attention. That spreadsheet is distributed to the Chamber, is listed on our website, posted on our office window, and distributed to interested parties. TG is also working on the beautification of our entrances. Cattleguards are being replaced as necessary, solar lights have been erected, beautiful entrance signs designed by Nickela Sainz a TG member, have been installed and arrangements have been made to maintain the landscape around each major entrance.

6. Create a new brochure showing the benefit of moving to the TG community – 64%.
    a. Our Member Benefit brochure has been updated to reflect the positives of Tierra Grande ownership. From the phone calls and emails, we receive, there appears to be a lot more interest in our community. We average about three (3) new owners per week, there are currently three (3) homes under various stages of construction, we are expecting two (2) new house plans to be presented shortly and an individual purchased a large lot which he plans to subdivide and construct several spec homes.

7. Update TG promotional video – 62%.
    a. The TG Board made the decision not to update the video at this time.

8. Increase funding for current grants and/or add new grants – 55%.
    a. In 2024 the Board approved a little over $10,000 in member grants. The Board increased the funding of member grants for 2025 to $50,000. All grants must benefit the community at large. The Board approved changes to the grants as follows:
        i. Water Conservation – increased from $1,000 to $2,000.
        ii. Road Assistance – for roads NOT maintained by the County – a one-time grant which is capped at $2,500.
        iii. Roadside Power Line Extensions – increased and set at $1,500 / pole with a cap of $15,000.
        iv. Energy Conservation – increased from $1,000 to $2,000.

Nothing is ever as easy as it seems. The Board of Directors has the best interests of our members in mind and will continue to move forward to achieve your goals.

Treasurer's Report

Jim Lardner, Treasurer, shared the following:

- Selection of new accounting firm: Paul Lujan – PNL Accounting
- Selection of new auditor/reviewer: Jason Sais, CPA – Sais & Associates
- Updating TG's accounting program from Quicken 2005 to QuickBooks – which will provide improved detailed reports.
- Budget – Why it is broken into two parts –
    - Operating / Discretionary (to keep everyday operations within Assessment revenue collected) – on a cash basis operations were in the red – per the Financial Review – accrual basis – operations were in the black.
    - Discretionary / these are items that are not necessary for the day-to-day operations of TG BUT do enhance the future of TG. Funds to cover discretionary costs come from interest income, wi-power tower site rent, transmission line easements, leases, and misc. income.
        - In 2024 TG purchased additional preservation land which adjoines the existing TG lands. This was done to prevent the land from being developed which is happening in that area.
        - TG also purchased a lot at the intersection of Military HWY and Manzanita. This lot had a well on site. The plan is to install a water tank and fire hydrant on site for the use by wildland and residential fire suppression efforts, and the Valencia County Road Department will use it as needed - for Tierra Grande. This lot is now the new location to park the semi-annual dumpsters for clean-up.
        - TG also spent funds to fence two lots owned by TG, to begin entrance beautification efforts and to pay for the liability insurance on preservation land.
        - Foreclosures also fall under the discretionary heading – it is expected that TG will recover most of these expenses when the properties are sold in a foreclosure sale.
        - Funds also covered grants – these grants are designed to benefit the overall community such as power line extensions, road improvements, and water and solar environmental efforts.

Annual Financial Review Report for 2024

Jim Lardner, Treasurer, discussed the Annual Financial Review. He noted that this is a Review not a full Audit. There were no findings.

There were no questions from the audience at this time.

11:45 – 12:00: Big Horn Sheep Presentation, NM Department of Game & Fish Representatives

Dr. Nicole Tatman, Big Game Program Manager, for the NM Department of Game and Fish, introduced Dr. Tom Batter, Bighorn Sheep Biologist and Sgt. Tuff Wimberly, Enforcement officer, also of the NM Department of Game and Fish.

Dr. Batter, shared a presentation of the Life History of the Bighorn Sheep living in Tierra Grande's preservation land, encompassing, the social, diet, and habitat of the sheep. He noted that the average lifespan is up to 14 years, rams have a polygynous mating system, with ewes giving birth to one lamb annually. The Rocky Mountain Bighorn in NM historically occupy the mountainous northern regions of New Mexico. The sheep were extirpated from NM by 1900. Reintroduction efforts were initiated in the 1930s with Bighorn from Banff National Park, Canada.

The Bighorn in the Manzanos including TG were reintroduced in 1977-1978 with the bighorn from the Pecos Wilderness. It is estimated the current population is between 50 – 70. Ten (10) GPS collars were deployed in November 2023. There are eight (8) actively remaining.

Dr. Batter went into the Biological Benefits of Bighorn Ram Hunting.

- Removes older males that have bred for a few generations.
- Provides opportunity for different genetics to be passed on.
- Reduces competition for resources for younger rams and ewe-lamb pairs.
- Does not negatively affect population abundance.

Bighorn Hunting and Private Lands

- Some populations exclusively occupy private property – as is the case with TG's preservation land.
- NM Game & Fish has agreements with private landowners to offer private and public Bighorn hunting opportunities.
- Rules and regulations are flexible, mutually agreed upon across all parties.
- Can require an escort (i.e., hunting guide, HOA member)

Conservation Success

- Hunting and conservation programs are mutually related.
- Hunting Bighorn in NM is a rare privilege and, in part, a celebration of successful conservation efforts.
- Based on the ratio of Bighorn Ram's to age, population, density, etc., Dr. Batter suggested that harvesting one (1) Ram at this point would benefit the TG herd at large.

Sgt. Wimberly, Enforcement Officer for NM Game & Fish, addressed the need for reporting suspected poaching. Ms. Moran noted that TG will and has prosecuted illegal hunting in TG's preservation land.

Ms. Moran noted that there is a need to install a water tank in the preservation land as drought has taken a toll on all the livestock in the area. Currently, Kim Pravda, Preservation Land Steward, trucks water to the troughs. A long-term solution needs to be considered which will cost a lot of money to resolve.

Dr. Tatman shared that it will be up to TG's Board of Directors to decide the requirements of offering a Bighorn Ram in TG's preservation land such as what period, requirement of a guide, etc.

12:00-12:15: Ron Robbins, IT/Operations

Ron Robbins, IT/Operations reported that the TG website has been kept up to date. Trying to keep it simple and unified. Mr. Robbins also noted landscaping services for the main TG entrances have begun. The landscaping is scheduled on a quarterly basis. Ms. Moran interjected that Mr. Robbins is now in charge of day-to-day office operations, including roads.

Mr. Robbins added that the video of today's Annual Meeting along with the documents associated with the meeting will be uploaded to the TG website under "Member Meetings" so those who could not attend in person or via Zoom can watch the entirety of the meeting. Today's Annual Meeting packet of information is already available on the TG website.

TG will continue to work to improve our website in response to member comments.

12:15-12:30: Sue Moran, Administrator

Ms. Moran opened by thanking C&C Café for catering the TG Annual Meeting. The food is delicious. She went on to share efforts to save money, i.e., almost all printing is now done inhouse (letterhead, brochures, billing statements, and the newsletter) – saving approximately $7,000 annually. Every effort is being made to keep within the operating budget which is funded by the assessment revenue collected. She also talked about staff changes. Ron Robbins will be managing day-to-day operations, roads, phone calls, emails, picking up ACC duties, etc. Ms. Moran will be handling Accounting, Board, Foreclosures, Legal matters, and covering for Ron during his time off. Mr. Robbins and Ms. Moran will share aspects of the Annual Meeting, Special Projects, and the Newsletter. Ms. Moran noted that she has begun a regular reduced work schedule of three (3) days a week, generally - Sunday, Monday & Tuesday.

Ms. Moran also shared that the majority owners of Units 19 in Valencia County and Unit 16 in Socorro County have removed the protective covenants. This means that TG no longer has the authority to oversee those Units. The owners of these Units are planning to develop solar fields within these Units.

12:30-12:45: Drawing(s) – Alexa Roberts

Alexa Roberts, TG Director, drew the names of the winners of door prizes. Many prizes were donated through the generous spirit of TG members.

White Tickets:
- Gift Cards (5 in total) to local dining establishments – donated by TG
- Hors d'oeuvre Set – donated by TG
- Set of Glasses – donated by Alexa Roberts
- Cowboy Doorstop - handmade by David Venenga

Red Ticket – Grand Prize Prizes
- Wall Plaques – donated by Alexa Roberts
- Picnic Basket Set – donated by Alexa Roberts
- Quilt - handmade by Judy Venenga.

12:45-1:00: Call for Ballots

Election Results – George Hobbes, Ballot Committee Chair

At this time Mr. Hobbes reported the following election results:

- 191 Ballots were received, totaling 240 votes.
- 240 votes for Rhonda Davis – unanimously re-elected to the TG Board of Directors

Questions & Answers

Members of the audience had the opportunity to speak directly with Board members, speakers and staff on a variety of issues.

Adjournment

Ms. Davis adjourned the meeting at 1:15 p.m.

_____ _____

Signature Date Approved

/sdm:Minutes071925