

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
January 22, 2025

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): None

Audience: None

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

There being no changes to the agenda,

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the Agenda for January 22, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes – November 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 Dr. Moore, seconded by Mr. Sumner to approve the Board meeting minutes of November 20, 2024, as presented. No further discussion. Unanimously approved. Motion carried.

SunZia – Amendment to Access Easement -

The Board reviewed a request from SunZia to modify an access road to slightly modify the location of the amended access road to avoid an existing transmission line pole. The modification is minimal. TGIA's agreement with SunZia does not allow for an Easement Area Excess Acreage Fee for Line 1. SunZia is willing to pay TGIA \$1,000 to waive the thirty (30) day review period for the amended access easement. SunZia will also reimburse TGIA for reasonable attorney fees.

Motion: Motion by Dr. Moore, seconded by Ms. Roberts to approve the SunZia request for a modification to an access road easement. No further discussion. Four (4) votes to Approve. One (1) Abstain. Motion carried.

HOA Disclosure – Tri-Annual Fee Adjustment -

Per the New Mexico HOA Regulations, Title Transfer Fees charged for property sales, can be increased every three (3) years using the Consumer Price Index. As of December 2021, the Title Transfer Fee was \$58. Using that Fee, the December 2024 CPI Inflation Calculator increased the amount to \$65.66. The Board suggested the Fee be rounded down to \$65.50 effective immediately.

Motion: Motion by Mr. Lardner, seconded by Ms. Roberts to approve increasing the Title Transfer Fee of \$65.50. No further discussion. Unanimously Approved. Motion carried.

Notice of Amendment to Protective Covenants – Unit 16 (Socorro) & Unit 19 (Valencia)

Capital Fund III, LLC, majority owners of Unit 16 and Unit 19 have filed Notices to Remove Any-All Protective Covenants filed against Units 16 and 19. In that light, Tierra Grande is required to file a Notice of Amendment of Protective Covenants, which notifies the public of the action Capital Fund III has taken. The Board reviewed the two (2) TGIA Amendments – one (1) to be filed with Socorro County and the other to be filed with Valencia County.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the Notice of Amendment of Protective Covenants as presented. No further discussion. Unanimously Approved. Motion carried.

Amended Notice of Association – Unit 16 (Socorro) & Unit 19 (Valencia)

Related to Capital Fund III, LLC, removing the Protective Covenants from Unit 16 & Unit 19, the New Mexico Homeowners Association Act requires Tierra Grande, to file an Amended Notice of Homeowners Association with each County to notify the public that Tierra Grande no longer oversees Unit 16 and Unit 19. The Board reviewed the two (2) TGIA Revised Notice of Homeowners Association – one (1) to be filed with Socorro County and the other to be filed with Valencia County.

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to approve the Revised – Notices of Homeowners Association as presented. No further discussion. Unanimously Approved. Motion carried.

Write Off Loss of Revenue for the Loss of Units 16 & 19 -

With the removal of Units 16 & 19, TGIA will lose a total of \$1,850 in annual billable assessments.

The Board then discussed the \$1,267.27 in unpaid assessments to date for Units 16 & 19. A decision was made to table the discussion of these unpaid assessments at the June Board meeting.

FINANCIAL REPORT(s) –

Financial Statements:

The Financial Reports (Net Worth, Cash Flow, & Profit & Loss Statement, Budget, and check register for each account) for the periods ending November 30 & December 31, 2024, were reviewed.

Mr. Lardner shared that he reviews these documents against the reconciled bank statements regularly. Nothing unusual to report.

Mr. Sumner seconded by Dr. Moore that the Financial Statements for the period ending November 30, 2024 & December 31, 2024, be placed on the record for audit or review.

Status of Accounts:

The Board reviewed the status of accounts as of January 19, 2025. One (1) T-Bill will mature on February 6, 2025. This is a three (3) month T-Bill and has two (2) renewals in place. Discussion ensued. The decision was to allow the T-Bill to automatically roll over.

The Operating account has almost a \$60,000 balance and earns no interest. Discussion took place regarding authorizing Ms. Moran to move funds between the Operating Account and the Money Market account with United Business Bank as needed. Mr. Lardner stated that he believed giving Ms. Moran the authority to transfer funds between these two (2) accounts would be beneficial and time efficient.

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to authorize Ms. Moran to transfer funds between the Operating and Money Market accounts with UBB as need. – No further discussion. Unanimously Approved. Motion carried.

Status of Annual Assessments Collectable as of January 15, 2025:

The Board reviewed a spreadsheet of Assessments collectable by Unit for 2025.

OLD BUSINESS -

Entrance Beautification:

Ms. Moran shared that in a discussion with Philip, owner of Paul's Sons Signs, Philip did not believe that metal signs at the entrances would hold up in the long term unless mounted securely. Philip also informed Ms. Moran that TGIA will have to be careful as to how these signs might be mounted at the entrance. The signs should not face forward toward HWY 47 so as not to encroach onto the State highway easement. The State might remove the signs without notice. The TGIA mounted lights at the

entrances are allowed to stay as the State sees them as adding safety for vehicles on the highway. Philip also shared that holding a contest to have members submit designs for flags for the entrances might be an idea.

Mr. Robbins noted that Philip offered to help with the installation of poles and lights for Ingresso and Bursum Roads as soon as the weather permits.

NEW BUSINESS -

2025 Budget:

The Board reviewed the Operating & Discretionary year end budget reports. In preparation for the 2025 budget, Ms. Moran suggested that the cost of the insurance for the Preservation Land be moved to the Discretionary budget. There is no requirement in TGIA's Bylaws and/or Articles of Incorporation to have liability insurance on the Preservation Land.

Bylaws: Section 3.13 – Indemnification – The corporation shall fully indemnify its directors and officers permitted by New Mexico law.

Bylaws: Section 4.08 – Surety Bonds - The Board of Directors may require any officer or agent of the corporation to execute to the corporation a bond in such sums and with such sureties as shall be satisfactory to the Board of Directors, conditioned upon the faithful performance of the officer's or agent's duties and for the restoration to the corporation of all books, papers, vouchers, money and their property of whatever kind of possession is under control belonging to the corporation.

Mr. Sumner recommended that \$35,000 of the insurance cost of liability insurance be moved to the Discretionary budget for 2025.

ADJOURNMENT -

The meeting adjourned at 5:45 p.m.

Next TGIA Board Meeting:

The next meeting is scheduled for Wednesday, February 26, 2025, at 4:00 p.m.

Signature

/sdm: Minutes01/22/25

Date Approved