

Tierra Grande Improvement Association, Inc.  
Via: Zoom & Telephonic  
Board of Directors  
April 23, 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 (Zoom)  
Jim Lardner, Treasurer  
Richard Moore, Secretary  
Alexa Roberts, Director

**Directors Absent:** None

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

**Guest(s):** Nicole Tatman, NM Game & Fish – Big Horn Sheep  
Cole Skelpsa, Etal – Arevon Energy/ Solar – (Zoom)

**Audience:** None

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

Ms. Moran requested to add:

- New Business
  - o K2 Renew
  - o Foreclosure Sale Update

There being no other changes to the agenda,

**Motion: No motion was made.**

**Manzanos Rocky Mountain Bighorn Sheep** – Nicole Tatman, Big Game Program Manager, NM Department of Game & Fish provided the Board with an outline of the biology, history, and location of bighorn in relation to TGIA's Preservation Land.

This herd population is estimated at 50 – 70 bighorn. Overall, bighorn spend 25-65% of their time on TGIA property. Males are on TGIA property 60% of the time. Some of the rams are surpassing their life expectancy.

When bighorn populations reside on private property, Game & Fish often enter into agreements with landowners for hunting opportunities (this is typically done in a 50/50 fashion.

- 50% of licenses go into the public drawing for tags (random drawing from people applying for the chance at a hunting license)
- 50% go to private landowners for them to do as they please.

Season length is usually two (2) weeks.

- Common practices on private property where bighorn hunting is allowed:
  - o Most property owners have a requirement for someone to accompany a hunter during their hunt.

Discussion ensued. Ms. Tatman agreed to present this information to the TGIA members at the TGIA Annual Meeting on July 19, 2025.

Ms. Tatman left the Board meeting at this time.

## **ACTION ITEMS:**

### **Board of Directors Meeting Minutes – March 26, 2025**

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 Ms. Roberts to approve the Board meeting minutes of March 26, 2025, as presented. No further discussion. Unanimously approved. Motion carried.**

**Re-investment of Maturing Funds –** A \$250,000 T-Bill will mature on May 8, 2025. The decision was to renew the T-Bill for an additional three (3) month period.

**Motion: Motion by Mr. Sumner, seconded by Mr. Lardner, to approve renewal of the \$250,000 T-Bill for an additional three (3) months. No further discussion. Unanimously Approved. Motion carried.**

### **Nominating Committee -**

Per Article III B, C of the Amended By-Laws, the Board of Directors serves as the nominating committee to represent the members' proxy votes. Ms. Moran shared that there were no applications received to date for the position of Director up for election for 2025-2030 other than Rhonda Davis, current TGIA Director.

**Motion: Motion by Mr. Lardner seconded by Dr. Moore to appoint the full Board as the Nominating Committee and to represent the member's Proxy votes. No further discussion. Unanimously approved. Motion carried.**

## **FINANCIAL REPORT(s) –**

### **Financial Statements:**

The Financial Reports (Net Worth, Cash Flow, & Profit & Loss Statement, Budget, and check register for each account) for the period ending March 31, 2025, were reviewed.

Mr. Lardner stated that he reviews payables regularly and after the end of the month, he compares the attached documents against the reconciled bank statements.

### **1<sup>st</sup> Quarter Budget Reports:**

Mr. Lardner noted that in the first quarter 2025 budget documents appeared to be on track. There is nothing unusual to report.

Mr. Sumner recommended that the Financial Statements for the period ending February 28, 2025, be placed on the record for audit or review.

## **OLD BUSINESS -**

### **Entrance Signs / Installation Date:**

Mr. Robbins showed the Board the finished entrance signs that now include the name of each main entrance road into Tierra Grande. The signs are scheduled to be installed on May 19<sup>th</sup>.

### **Unit 16 & 19 – Letters to Owners**

Ms. Moran shared a draft letter to Unit 16 & 19 owners informing them that the Protective Covenants have been removed by the majority owners thus removing TGIA's authority over these Units. It is estimated that TGIA will write off \$1,200 in past due assessments and lose oversight of twenty-eight private lots totaling \$1,750 in reduced assessment revenue.

## **NEW BUSINESS -**

### **President Appoints Proxy Committee:**

Per the NM HOA Bill - Section F. Ballots shall be counted by a neutral third party appointed by the chair of the Board.

Ms. Davis appointed George Hobbes, Ron Robbins, and Kim Pravda to serve as the Proxy Committee for the upcoming election of a TGIA Director.

### **June Newsletter:**

The Board reviewed a draft of the June Tales N Trails newsletter. Ms. Moran shared that the newsletter was produced in-house. Mr. Robbins designed the banner, columns, and pages while Ms. Moran wrote

and set the articles. The change to publishing, printing, and mailing the newsletter in-house should save the association several thousand dollars over the course of the year.

**June Ballot:**

Mr. Robbins presented a draft of the 2025 ballot for the Board’s review. He noted that this may be the last time this style of ballot is used. If we can obtain enough email addresses, Ron will investigate the possibility of voting online or other more cost-effective options.

**K2 Renew:**

Ms. Moran and Mr. Robbins participated in a Zoom conference call with Sona Tufenkian, Senior Landowner Representative for K2 Renew, a land leasing company specializing in solar leases. Mr. Robbins will be sending Ms. Tufenkian a map showing the properties held by owners of large tracts of land in Tierra Grande.

**Foreclosure Sale:**

Ms. Moran informed the Board that our attorney, Eraina Edwards, who specializes in foreclosures, is moving cases forward through the courts. It is anticipated that a foreclosure sale will be held sometime in the fall if not sooner.

**EXECUTIVE SESSION -**

**Motion: The Board moved into Executive Session at 5:20 p.m.**

**Motion: The Board re-convened back into the regular Board meeting at 5:45 p.m.**

During the Executive Session, there was a legal discussion with representatives from Arevon Energy / Solar.

No action was taken during the Executive Session.

**ADJOURNMENT -**

The meeting adjourned at 5:50 p.m.

**Next TGIA Board Meeting:**

The next meeting is scheduled for Wednesday, May 21, 2025, at 4:00 p.m.

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Signature

/sdm: Minutes04/23/25

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Date Approved