

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
July 23, 2025

CALL TO ORDER: Rhonda Davis, President, called the meeting to order at 4:05 p.m.

ROLL CALL: Sue Moran, Administrator

Director's 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): 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 Dr. Moore, seconded by Mr. Lardner to approve the Agenda for July 23, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes – June 25, 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 Mr. Lardner, seconded by Dr. Moore to approve the Board meeting minutes of June 25, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

Election of Officers –

The following Slate of Officers was presented to serve for the period of July 2025 - June 2026:

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

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner 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 – Dr. Moore volunteered to serve as Chair of the Architectural Control Committee. Ms. Moran reported that the present Committee members agreed to serve for July 2025 – June 2026:

Architectural Control Committee:	Richard Moore, Chair Sue Moran, Administrator, Member Carol Claus, Member Michael Hunt, Member Kim Pravda, Member Mike Wooley, Member Ron Robbins, Investigator
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Ballot Committee:	George Hobbes, Chair Ron Robbins Kim Pravda
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Preservation Land:	Kim Pravda
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Election Committee:	Board of Directors
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Motion: Motion by Dr. Moore, seconded by Mr. Lardner to approve the appointment to Committees as presented. 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 June 30, 2025, were reviewed.

Mr. Sumner recommended that the Financial Statements for the period ending June 30, 2025, be placed on the record for audit or review.

Budget Report for 2nd Quarter Ending June 20, 2025:

The Board reviewed the second quarter income and expense against the budget. Mr. Lardner shared that all categories of income and expense are in the mid-year range of the annual budget.

Status of Accounts:

Ms. Moran pointed out that a CD with NM Bank & Trust is maturing on August 3, 2025. Discussion ensued. Decision was to wait until interest rates are compared between investment options. Ms. Moran will send that information to the Board via email. A motion / decision for reinvestment will be made at that time.

T-Bills will also be renewed over the next couple of months. Mr. Lardner recommended that Ms. Moran set the maximum auto-renewal option for all T-Bills.

Motion: Motion by Mr. Lardner, seconded by Mr. Sumner to set the maximum number of auto-renewals for every TGIA T-Bill. No further discussion. Unanimously Approved. Motion carried.

Annual Review of Uncollected Assessments – July 1, 2024 – June 30, 2025:

Mr. Robbins shared a historical report of uncollected assessments beginning with June 30, 2006, through June 30, 2025. The report showed that uncollected assessments rose from an annual rate of 12.33% to the current rate of 19.29%. Much of this increase is a result of not having a foreclosure sale for several years. Factors may include the aging of owners, the increase in the assessment rate in 2020 and the lack of development.

OLD BUSINESS -

Annual Meeting Follow-Up / Big Horn Sheep Presentation:

The Board discussed the events of the TGIA Annual Meeting held on July 19, 2025. Overall, the Board shared that the meeting went very well. The biggest takeaway from the meeting was the presentation by representatives from the NM Department of Game and Fish regarding wildlife management of the Bighorn Sheep in Tierra Grande's Preservation Land. The representatives shared with the TGIA members that many of the Rams are aging. This leads to interbreeding which reduces the health of the herd. It was recommended that at least one (1) of the older Ram's be removed. One way for this to happen is to allow for a hunting license to be issued. The Association could benefit financially from this partnership. The funds could then be used to improve the habitat of the Big Horn Sheep. The TGIA Board of Directors could set the dates and other requirements such as the use of a guide.

From the discussion that followed, most of the members present approved of the idea of working with Game and Fish to allow such a proposal to move forward once the Board has set the restrictions.

Ms. Moran was instructed to reach out to Dr. Nicole Tatam, Big Game Program Manager, to begin the process of developing an agreement between NM Game & Fish and TGIA.

Motion: Motion by Mr. Lardner, seconded by Ms. Roberts to begin the process of developing an agreement between NM Game & Fish and TGIA. No further discussion. Unanimously Approved. Motion carried.

NEW BUSINESS - None:

ADJOURNMENT -

The meeting adjourned at 4:42 p.m.

Next TGIA Board Meeting:

The next meeting is scheduled for Wednesday, August 27, 2025, at 4:00 p.m.

Signature

/sdm: Minutes07/23/25

Date Approved