

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
September 24, 2025

CALL TO ORDER: Rhonda Davis, President, called the meeting to order at 4:03 p.m.

ROLL CALL: Sue Moran, Administrator

Director's Present: Rhonda Davis, President
Michael Sumner, Executive VP
Richard Moore, Secretary
Alexa Roberts, Director (Zoom)

Directors Absent: Jim Lardner, Treasurer

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

Guest(s): Bryan Bartlett, President
NM Chapter of Wild Sheep Foundation

Carol Claus, Tierra Grande
Resident

Audience: None

AGENDA: Ms. Davis asked if there were any changes to the agenda. There being none:

Motion: Motion by Dr. Moore, seconded by Mr. Sumner to approve the Agenda for September 24, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

ACTION ITEMS:

Board of Directors Meeting Minutes – August 27, 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 Mr. Sumner to approve the Board meeting minutes of August 27, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

Updated Marcland Grazing Lease –

The Board reviewed the Marcland grazing lease. The lease was updated to include the two (2) properties TGIA recently purchased. There were no other changes to the lease. The Board has requested to review this lease annually.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the Marcland Grazing Lease as presented. No further discussion. Unanimously Approved. Motion carried.

Intern –

Ms. Moran reported that the school grant which was designated to provide paid internships for students to work two (2) hours a day, five (5) days a week, was not received by the schools. Normally, Ms. Moran would have ended the internship immediately. However, the student, Khloe Rayner, is an excellent worker. TGIA staff are entering into our busiest time. We could use an extra hand to mail out the newsletter, annual billing statements, and process incoming mail. Ms. Moran requested approval to hire Ms. Rayner.

After discussion, Mr. Sumner recommended hiring Ms. Rayner through the end of year. The Board will re-evaluate the request in January 2026.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve hiring a part-time student-intern through 2025 to be re-evaluated by the Board in January 2026. 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 August 31, 2025, were reviewed.

Mr. Sumner recommended that the Financial Statements for the period ending August 31, 2025, be placed on the record for audit or review.

Status of Accounts:

The Board reviewed the status of TGIA holdings. A CD with United Business Bank (UBB) will be maturing in early November 2025.

GUEST: Bryan Bartlett, President, NM Chapter of Wild Sheep Foundation

Mr. Bartlett presented an overview of the NM Chapter of the Wild Sheep Foundation and what the Foundation does to protect wildlife, especially the Big Horn Sheep in New Mexico. He shared the history

of Big Horn Sheep re-integration efforts in New Mexico as well as the importance of keep the sheep healthy. Mr. Bartlett informed the Board that TGIA has one of healthiest herds in New Mexico comprising of approximately fifty (50) sheep.

In that vein, some of the TG Rams are aging. This results in in-breeding which reduces the overall health of the herd. He recommended culling one or two of the older Rams to keep the herd thriving. There are diverse ways that can be achieved. One way would be to work with NM Game & Fish to obtain a license which could be sold and for which TGIA would set the hunting rules/requirements. Mr. Bartlett stated that he would be happy to assist in selling TGIA's license should the Association be assigned a license by the State. The funds for the sale of the license could be used as designated by the TGIA Board for such things as purchasing water tanks for wildlife or making improvements to the Preservation Land.

The Board reviewed information on wildlife water units. Mr. Sumner expressed interest in finding out more about the installation of such water units for TGIA's Preservation Land.

Ms. Moran noted that she had not heard back from NM Game and Fish regarding their proposal to provide an agreement for a hunting license for TGIA. She will follow up.

The Board asked if Mr. Bartlett would be willing to present this information to our membership at the 2026 Annual Meeting of the Members. He stated he would be happy to.

Mr. Bartlett left the meeting at this point.

GUEST: Carol Claus, Tierra Grande Resident

Ms. Claus informed the Board that she has her home in Tierra Grande listed for sale. She noted that the listing reflects that Tierra Grande is in a 100-year flood plain. She believes that designation has resulted in reduced viewings. She stated that she spoke with her realtor, and it did not appear that there was much that could be done about it. Ms. Claus stated that this will affect other home sales in Tierra Grande.

Ms. Moran recommended Ms. Claus meet with the FEMA Flood Control Manager for Valencia County, who may be able to assist her in resolving this issue.

OLD BUSINESS -

Valencia County Public Works – Agreement for 2026:

Ms. Moran reported that the two (2) grant agreements TGIA has with the Valencia County Public Works for road maintenance (\$50,000) and flood control (\$10,000) are up for renewal for 2026. There is no increase in the grant amounts. Ms. Benevidez, Director of Public Works, will be presenting the renewals to the County Commission in January 2026 unless the TGIA Board does not wish to precede with renewing the grants.

Well:

Ms. Moran shared that it has been almost two (2) years that TGIA has been waiting for SunZia to drill TGIA a well. She recently reached out to SunZia asking if they would be willing to pay TGIA directly for the cost to have a well drilled. We are waiting to hear back from SunZia.

Accountant – Audit:

Ms. Moran informed the Board that she meet with Paul Lucero & Jason Saiz of PNL Accounting on September 23rd to go over the QuickBooks entries to date. It is expected that PNL Accounting will have TGIA’s third quarter financial reports prepared to present to the Board at the October meeting.

NEW BUSINESS

Insurance – Ms. Moran noted that a new representative from HUB International Insurance has been assigned to our account. Her name is Lauren Einerson. She is interested in understanding the association.

EXECUTIVE SESSION:

The Board convened into Executive Session at 6:00 p.m.

Issue discussed was related to Attorney Client Privilege of the Arevon Easement Agreement. No decisions were made.

The Board reconvened back in the Board meeting at 6:15 p.m.

ADJOURNMENT -

The meeting adjourned at 6:25 p.m.

Next TGIA Board Meeting:

The next meeting is scheduled for Wednesday, October 22, 2025, at 4:00 p.m.

Signature

/sdm: Minutes09/24/25

Date Approved