

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

CALL TO ORDER Rhonda Davis, President, called the meeting to order at 4:04 p.m.

ROLL CALL Sue Moran, Administrator

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

Directors Absent: Jim Lardner, Treasurer

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.

Ms. Moran requested to add under Action Items: Wildlife Water Tanks

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

ACTION ITEMS

Board of Directors Meeting Minutes: September 24, 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. Sumner, seconded by Dr. Moore to approve the Board meeting minutes of September 24, 2025, as presented. No further discussion. Unanimously approved. Motion carried.

Well Approval & Amendment:

The original quote from Maez Water Source to drill a well on a Tierra Grande property was \$34,777.66 for which SunZia reimbursed TGIA. Unfortunately, during drilling Maez hit a granite shelf. This has caused a significant increase in the amount of time spent on the drilling effort. Maez is requesting approval of additional funds to finish the well.

Discussion ensued. Mr. Sumner suggested a one-time additional payment of \$4,000.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the original Maez quote with an additional \$4,000 to cover unforeseen circumstances. No further discussion. Unanimously Approved. Motion carried.

Williams Windmill:

The Board reviewed a quote from Williams Windmill for the installation of a 10,000-gallon water tank (set up and piped to the well) in the amount of \$19,000 PLUS an additional \$11,195 for the solar installation with new pipe and wire to pump from a depth of 580', installed and pumping. There are two proposed well/tank locations. With tax that should bring the total to approximately \$62,000.

Motion: Motion by Dr. Moore, seconded by Mr. Sumner to approve an agreement with Williams Windmill for the installation of two (2) 10,000-gallon water tanks including set-up and pumping totaling approximately \$62,000. No further discussion. Unanimously Approved. Motion carried.

Wildlife Water Tanks:

The Board reviewed a quote from Brian Sweet of Mountain States Restoration for the installation of a wildlife water unit in Tierra Grande's preservation land. The tank installation would not happen until February of 2026. The cost will be approximately \$75,000. If the distance or the steepness of the hike prohibits Mr. Sweet from putting the equipment in place, a helicopter will need to be called back to get stuff out once complete, which will add several thousand dollars.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve an agreement with Mountain States Restoration for the installation of a wildlife water tank in TGIA's preservation land at an approximate cost of \$75,000. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s)

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. Mr. Sumner noted that there are several large expenses planned for

the upcoming year, that \$400,000 of the funds be rolled into a CD with UBB and the remainder of the funds be moved into the UBB Money Market account. He requested that Ms. Moran obtain a rate from UBB for the Board to make a final decision.

Also discussed were the two (2) money market accounts held with UMB Bank. The Board recommended closing these accounts and moving the money into the UBB money market account.

Motion: Motion by Dr. Moore, seconded by Mr. Sumner to approve renewing \$400,000 of the maturing UBB CD (rate dependent) and moving the balance into the UBB Money Market Account. No further discussion. Unanimously Approved. Motion carried.

Motion: Motion by Dr. Moore, seconded by Mr. Sumner to close the two (2) money market accounts held at UMB then deposit funds into the UBB Money Market Account. No further discussion. Unanimously Approved. Motion carried.

Financial Statements:

The Financial Reports (Net Worth, Cash Flow, & Profit & Loss Statement, Budget, and check register for each account) for the period ending September 30, 2025, were reviewed.

Ms. Moran reported that the transition from New Mexico Bank & Trust to UMB Bank is complete. Her experience with making a simple deposit at UMB Bank was negative and time consuming.

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

PNL Accounting - Third Quarter Report:

The Board reviewed a 3rd Quarter Statement of Financial Position from PNL Accounting. Mr. Lucero noted in an email that this report is still a work in progress. They will finalize the report before the end of the year.

OLD BUSINESS

Meeting with Arevon Energy Representatives:

Ms. Moran reported that she and Mr. Robbins met with representatives of Arevon Energy, the company that is requesting an easement across a small section of TGIA's Abo Arroyo. Arevon has agreed to reimburse TGIA legal fees incurred to date. They presented options for payment of the easement which requires TGIA Board approval. Finally discussed was the language in the easement agreement itself. Ms. Moran will work together with Arevon to develop easement language that will work for both TGIA and Arevon. This process will not begin until late January 2026.

Agreement with NM Department of Game and Fish:

Ms. Moran reported that she and Nicole Tatman of NM Game & Fish have been playing phone tag. No updates to report.

NEW BUSINESS

Insurance:

Ms. Moran reviewed the Notice to Policyholders regarding a clarification “that breakdown of equipment because of loss due to dampness shall not be covered.” Discussion ensued regarding the recent flooding of the TGIA office. Mr. Robbins will be installing a door gasket/sweep at the bottom of the front office door. Most of our equipment is off the ground.

Fossils:

The Board reviewed a notice from SunZia regarding a Notice of Fossil Locality Discovery on Private Land. It is a “plant” fossil. The Board made the decision to donate the fossil to a paleontological repository.

EXECUTIVE SESSION

The Board convened into Executive Session at 5:15 p.m.

Issue discussed was related to a landowner complaint.

The Board reconvened back in the Board meeting at 5:30 p.m.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.

Next TGIA Board Meeting:

The next meeting is scheduled for Wednesday, November 19, 2025, at 4:00 p.m.

Signature

/sdm: Minutes10/22/25

Date Approved