

Tierra Grande Improvement Association, Inc.
Via: Zoom & Telephonic
Board of Directors
November 19, 2025

CALL TO ORDER Rhonda Davis, President, called the meeting to order at 4:01 p.m.

ROLL CALL Sue Moran, Administrator

Director's 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 none, the Agenda was carried.

ACTION ITEMS

Board of Directors Meeting Minutes: October 22, 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 October 22, 2025, as presented. No further discussion. Four (4) approved, Mr. Lardner abstained. Motion carried.

Well Approval – Price Adjustment:

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 which required the driller to use the hydro-fracking method. This resulted in an additional two (2) weeks of drilling work and special machinery needed to be brought in.

The Board reviewed MWS's amended invoice for a total of \$50,536.84.

Discussion ensued.

Motion: Motion by Mr. Sumner, seconded by Ms. Roberts to approve payment of the amended invoice from MWS. No further discussion. Unanimously Approved. Motion carried.

Sand Canyon Entrance Washout:

The Board reviewed photos of the entrance to Sand Canyon which was severely washed out because of recent rains. The entrance gate has been moved to the side of the trail; there are boulders and dirt piled up which prevent safe entry. Discussion ensued. Mr. Sumner recommended replacing the entrance gate with a flood control gate. Mr. Lardner offered to take a look and see if NM Travertine can assist.

Motion: Motion by Mr. Sumner, seconded by Dr. Moore to approve the costs associated with installing a new gate and repairing the entrance. No further discussion. Unanimously Approved. Motion carried.

Deed in Lieu of Foreclosure:

Eraina Edwards, attorney with the Moses Law Firm, who is processing our foreclosures, was asked by an owner if TGIA would accept a deed to the property in lieu of foreclosure. Ms. Moran noted that the property is a nice lot in Unit 13. Ms. Moran felt it was a sound investment.

Motion: Motion by Mr. Lardner, seconded by Dr. Moore to approve accepting the deed in lieu of foreclosure. No further discussion. Unanimously Approved. Motion carried.

Cattleguard Donation to Valencia County:

Ms. Moran reported that Valencia County has installed the cattleguard at the Diablo Rd. entrance. While TGIA paid for the cattleguard, the agreement with the County was that TGIA would donate the cattleguard to Valencia County once the project was completed.

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to approve donating the Diablo cattleguard to Valencia County. No further discussion. Unanimously Approved. Motion carried.

FINANCIAL REPORT(s)

Status of Accounts:

The Board reviewed the status of TGIA holdings. A T-Bill will be maturing December 18th. All T-Bills have at least one (1) renewal date.

Financial Statements:

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

Mr. Lardner reported that the Balance Sheet and attached documents looked in order.

Ms. Moran noted that PNL Accounting will be updating various accounts and financial statements to bring them into compliance with accounting standards.

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

OLD BUSINESS

Arevon Energy Amended Acreage Easement Agreement:

Ms. Moran reported that TGIA received the revised acreage 8.02, up approximately 3.7 acres from the previous request. 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.

Williams Windmill:

Mr. Robbins informed the Board that Williams Windmill has scheduled the installation of one (1) 10,000-gallon drink tank and solar array at the TGIA lot on Fachada for early December 2025, weather permitting.

Preservation Land Drink Tank:

Mr. Robbins stated that the Brian Sweet installer for the wildlife drink tank in TGIA's Preservation Land, informed TGIA that the drink tank should be installed in early February 2026, depending on the weather.

NEW BUSINESS

Foreclosures:

The Board reviewed a spreadsheet showing the status of properties currently in foreclosure with our attorney. A date of December 30th has been set by our attorney to hold the first set of sales (approximately twenty-five lots). Ms. Moran noted that this is not a date she would have selected. She does not feel there will be a good turnout.

State Tax Sale:

Mr. Robbins reported that the State recently held a tax sale for Socorro County properties. There were about five (5) TGIA lots on the list. All sold.

Fair Labor Standards Act – Exemption for Administrative Employees:

Ms. Moran shared that the US Department of Labor has changed the minimum salary requirements for Administrative Exempt employees, which will be increased by the Department of Labor on a regular basis. TGIA Administrative staff, while in our work requirement meet the definition of Exempt Administrative staff, the salary requirements by the DOL far exceed TGIA’s weekly earnings. The DOL will increase weekly earning requirements on a regular basis. This change by the DOL supports the change in TGIA’s Personnel Practices to remove all reference to Exempt employees.

December Board Meeting:

The December 2025 Board Meeting was cancelled.

EXECUTIVE SESSION

The Board convened into Executive Session at 5:10 p.m.

Issue discussed was related to Employee pay.

Decision: .

Motion: Motion by Mr. Sumner, seconded by Mr. Lardner to award one paycheck each at 1.25. No further discussion. Unanimously Approved. Motion carried.

The Board reconvened back into the regular Board meeting at 5:18 p.m.

ADJOURNMENT

The meeting adjourned at 5:20 p.m.

Next TGIA Board Meeting:

The next meeting is scheduled for Wednesday, January 28, 2026, at 4:00 p.m.

Signature

/sdm: Minutes11/19/25

Date Approved