



Minutes of Annual Membership Meeting

February 19, 2015 7:00 pm

Tierra Santa Clubhouse

DRAFT

- A. President Rusty Dargel called the meeting to order. Other board members present were Norma Wilson, Dennis Slavin, Matt Loewen, Hannah McCann, and Cesar Colchado. Roy Ochoa was absent. An empty chair was in place in memory of board member Bob Woodlock who recently passed away. There were 20 property owners present.
- B. President Dargel greeted the members present. He then asked that the minutes of the membership meeting of 2014 be approved. It was moved by Cesar Colchado and seconded by Steve Charlton. The minutes were approved.
- C. The president introduced the members of the board. He noted the memorial to Bob Woodlock.
- D. President Dargel stated the following: "The board of directors' goal is to assure living in Tierra Santa to be a most pleasurable experience. In order to accomplish this goal we have to spend your dues wisely and efficiently. The following expenses and accomplishments are but a sample of what has been done in 2014." He asked that questions be held until the end of the meeting.

Accomplishments and Expenses for the 2014 board of directors.

- 1. Extensive repairs of the streets and alleys.
- 2. Refinished the interior of the room by the pool due to a water leak and extensive termite damage
- 3. Landscaped along the sides of Tierra Santa Blvd and filled in some areas which had dead foliage.
- 4. A major trimming done of oak trees decorating the center median of Tierra Santa Blvd.
- 5. Mario Gonzales volunteered his ROTC students to repaint the entire wall around the pool as well as the patio area and the exterior walls of the room next to the pool and the maintenance barn. We furnished the equipment and paint and the kids did a bang up job of painting everything including themselves.
- 6. Extensive repairs to the interior of the guard house.
- 7. New Christmas decorations.
- 8. Replaced PC Board on Westgate entrance.
- 9. In the process of overhauling the complete Sprinkler system for common grounds.

10. Contacted the city of Weslaco to clean up and trim the brush alongside the alley at Las Cruces. A thank you letter for their excellent work was sent.
11. Security Companies were changed in October. The new security company is Century Security Group.
12. New 2015 POA windshield stickers have been and are being issued. If you have not picked yours up, please contact Norma. The first 3 are free with additional stickers at \$5.00 each.
13. Many of the Rules, Regulations and Fines have been completely restructured. You should have received a copy of these revisions with your invoice for February.
14. Our website www.tierrasantapoa.com has been updated. If you have a question, complaint, or any comment you would like to address the board, then we strongly recommend using the "Report a Problem" feature of the web site. This is monitored daily.
15. As you can see we are in the process of extensive repairs to the streets and alleys of Tierra Santa. There are some areas we cannot repair or level the street as you might like. This is mainly due to the substructure within Tierra Santa. Some of the ground will not support a change in the shape of the streets and over a short period of time will go back to their original shape

- E. President Dargel then explained a program he would like to see initiated in the community. He stated that the board was having difficulty monitoring the parking problems that were occurring . He suggested that members of each neighborhood form a committee to watch for parking violations, and then ask their neighbors to please be more considerate when parking.
- F. The budget was then passed out to the members present.
- G. President Dargel announced that Matt Loewen would not be serving another term on the board. However, Roy Ochoa and Dennis Slavin agreed to serve another term. Larry Henry had stated an interest in the board, however, he was not present at the meeting. It was moved and seconded to keep Roy Ochoa and Dennis Slavin for another three year term, and to add Larry Henry as a board member. The motion passed.

Question and Answers:

There were several questions concerning the budget:

Question: What does "Misc" include?

Answer: (Dennis) This is an amount taken from costs of unexpected repairs and expenses over the past year.

Question: We approved the Projected 2014 budget, and this is the projected 2015 budget; where are the actual expenses and income for 2014?

Answer: (Norma) Norma gave the 2014 total income and total expenses.

Question: I would like to see more details.

Answer: (Matt) Matt provided a copy of the 2014 Profit and Loss statement for her to look at.

Question: Why is money being set aside for tennis courts? Tennis courts were voted down.

Answer: (Cesar) The tennis courts have not been voted on. The vote held earlier this year was for a special assessment to cover unexpected expenses and replenish the reserve fund. We will send out a survey to see how many property owners want tennis courts.

Question: I have 4 questions.

1. Are there still a large number of owners who don't pay dues, and do we still have an outstanding \$125,000 to be collected? Answer (Dennis) Presently 90% of owners do pay their dues. We still have an outstanding balance, but it is from the few people who have never paid. We do have liens on those properties.
2. Why are large semi-trucks allowed to park in the back part of Tierra Santa? Answer: (Norma) The east side of Border (including the nursery) is county property and not under Tierra Santa rules. The county will not work with us. We are asking our city commission to help us with the problem, but it will take time.
3. Is the golf club helping with the paving expense on the streets they use? Answer: (Rusty) It is written in the by-laws that the golf club will pay half of all expenses related to those streets. However, we have not been able to collect that money.
4. Does the developer still own any lots? Does he pay dues? Answer: (Norma) Yes, he owns 66 lots, and no, is not required to pay dues on lots that have not been sold.
5. Can we get the golf course to trim their palm trees? (Answer) We have not been able to get this done.

Comments:

Mrs. Lawler: I like the concrete being put in the alley. The garbage trucks are too heavy for asphalt.

Mr. Fleeman: Are we billing the golf club for the streets? We should bill them each time, even if we don't expect payment.

As there were no other questions, the meeting was adjourned at 8:05.

Minutes taken by Anne Charlton.

In accordance with the normal practice these minutes are given in good faith and in confidence, without legal liability on behalf of the author or of the Property Owners Association of Tierra Santa, Inc. Board of Directors

