



Meeting

Tuesday, March 24, 2015, Tierra Santa Pool Room, 7:00 pm

MINUTES

Board Members Present: Rusty Dargel, Norma Wilson, Cesar Colchado, Dennis Slavin, Larry Henry, and Hannah McCann

Board Members Absent: Roy Ochoa

President Dargel called the Tierra Santa Board of Directors Meeting to order at 7:10 p.m.

Welcome

President Dargel welcomed the Board Members and guests to the monthly meeting of the Tierra Santa Board of Directors meeting.

Public Comments

President Dargel invited any homeowners or visitors wishing to make any comments to do so and to please keep them to 5 minutes. Homeowner Irma Garcia shared her thanks with the Board of Directors for their efforts. She had asked to have several things done and they have been tended to. Her main concern was how to address getting more homeowners to attend meetings and involve themselves in the community. She suggested efforts to focus on the positive things and activities that would allow neighbors to get to know each other.

Homeowner Mrs. Baltierrez was in attendance but did not have any comments.

Honorarium for former Board Member

It was agreed by consensus that a \$50 donation would be made to the "Walk for Life" in honor of Bob Woodlock and in recognition for his contribution to the Tierra Santa Board and community.

Approval of Minutes

A **motion** was made to approve the minutes of the February 19, 2015 Board of Directors Meeting with the correction adding Larry Henry as present as a Board Member. The motion was seconded and carried.

President Dargel explained the 2015 Annual Meeting minutes were posted on the website and marked draft to keep the HOA in compliance with Texas requirements that these minutes must be posted within 30 days even though they would not be approved until the next Annual Meeting.

Treasurer's Report

The Treasurer reported that the HOA had an opening balance of \$61,312.71; had incurred expenses of \$10,238.15; had made deposits of \$28,415.15; and closed the month with a Net Operating Balance of \$79,489.71. The Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Reserve Account was \$144,613.78. A **motion** made to approve the Treasurer's Report as presented was seconded and carried

Nomination of Board Officers and Committee Assignments

A **motion** was made to nominate and elect Roy Ochoa as Vice President. The motion was seconded and carried.

A **motion** was made to nominate and elect Norma Wilson as Secretary/Treasurer. The motion was seconded and carried.

A **motion** was made to nominate and elect Hannah McCann as Recording Secretary. The motion was seconded and carried.

The following committee assignments were discussed and assigned: Architectural Control: Roy Ochoa; Buildings and Grounds: Dr. Dennis Slavin; Covenant Enforcement: Cesar Colchado and Larry Henry; Pool: Cesar Colchado and Larry Henry; Website: Hannah McCann; Security: Rusty Dargel and Larry Henry; and Finance: Dr. Dennis Slavin. President Dargel reported that some additional homeowners were invited to serve on the ACC in order to meet our By-Law requirements for the number of persons on that committee.

Old Business

Several neighborhood code violations and complaints were discussed to include: boat visible on Bella Vista; congestion and parking issues; and house with fence in disrepair.

President Dargel reported that Rio Rico Construction had completed the street repairs and that Julio Garcia had repaired the AC in the Pool meeting room.

It was also reported that the Guards hours had been changed in response to daylight savings time with the gates being closed at 7:00 pm and the guards stay until 5:00 pm. The guards are currently periodically checking the pool during their shift and locking the pool gate at 10:00 pm every night. The board will discuss extended guard time on the weekends to allow them to be present at the pool on weekends at the April Meeting.

New Business

Maximum Expenses approved through email votes: Discussed was the maximum expenses that can be approved through an email vote for future business. A **motion** was made that email votes could be taken for items not to exceed \$500. Emergency expenses, however, that need attention before the next board meeting and exceed \$500 would be allowed to be motioned and approved through email. The motion was seconded and carried.

Seek cost share for repair and upkeep work: After discussion about Mr. Reyna's participation in sharing the cost of repair to the roads servicing the golf course. A **motion** was made to have our attorney send a letter to Mr. Reyna requesting his share of the repair and upkeep work that has been done to include the road and gates. The motion was seconded and carried.

Street Sweeping Need: Bids had been sought to sweep the streets within Tierra Santa. Bids received were \$6,620 and \$9,000. Both bids covered equal service. A third bid would be sought and brought to the board in April. A decision was tabled until the third bid could be reviewed.

Sprinkler System Repair: Robert Gonzalez has completed work on the sprinkler system with the exception of the area without electrical access where he suggests we use a battery operated controller. It was also suggested that the Board contract with him to monitor the system and provide routine maintenance which would allow repairs to happen as needed rather than having to overhaul the entire system at a large cost. It was suggested that a service contract be discussed for consideration. A **motion** was made, seconded, and carried to install a battery operated controller as recommended with the cost of \$450.

Rainbow Play System: In the process of performing routine and required maintenance to the play equipment, it was discovered that there is bad termite damage to the ladder, rock wall, and runners. An effort will be made to get Rainbow to replace the pieces under their agreed upon warranty.

Cracks in Wall: There are cracks in the wall at Las Cruces. A bid for the required repair work will be sought from Julio Garcia.

Adding Cameras at Texas and Border Gates: President Dargel reported that a presentation would be brought to the Board of Directors at the April meeting regarding the possible installation of cameras at the gates to provide heightened security.

A **motion** was made, seconded, and carried to enter into Executive Session. Following the Executive session, a **motion** was then made, seconded, and carried to reopen the regular meeting.

Other Business

President Dargel announced the next meeting of the Tierra Santa Board of Directors would be Tuesday, April 14 at 7:00 pm in the Pool House.

As there was no further business, a **motion** was made, seconded, and carried to adjourn.

Respectfully submitted,

Hannah B. McCann
Board Recording Secretary

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