



Meeting

Tuesday, April 14, 2015, Tierra Santa Pool Room, 7:00 pm

MINUTES

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

Board Members Absent: Roy Ochoa

Guests: J. P. Van Tilburg with ASG Securities

President Dargel called the Tierra Santa Board of Directors Meeting to order at 7:12 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. A homeowner was in attendance and asked if there were heightened security issues since the board was considering the installation of cameras at entrances. The board responded there was no increased security issues, however, it was an effort to increase the level and quality of security provided to the neighborhood.

Security Camera Installation Discussion

President Dargel introduced J. P. Van Tilburg, a security consultant with ASG Security. Mr. Van Tilburg reviewed the alternative means of getting camera surveillance installed at each entrance to Tierra Santa. The options would be either a Wi-Fi or hard wire installation. Both have pros and cons: a Wi-Fi installation requires an antenna at a centralized location and is considerably more expensive; a hard wire installation would require acquiring internet access for the gate areas and providing appropriate housing for the equipment. This option is considerably less expensive, however, there are internet access issues that will need to be overcome. After significant discussion, President Dargel asked Board Member Larry Henry to head up the project which will initially be to fully investigate equipment, internet, equipment housing needs and other costs as well as the logistics of how to place equipment. Mr. Henry will bring a report back to the next board meeting in May. President Dargel thanked Mr. Van Tilburg for his time and the information that he brought to the board for consideration.

Approval of Minutes

A **motion** was made to approve the minutes of the March 24, 2015 Board of Directors Meeting. The motion was seconded and carried.

Treasurer's Report

The Treasurer reported that the HOA had an opening balance of \$79,489.71; had incurred expenses of \$24,526.06; had made deposits of \$23,406.38; and, closed the month with a Net Operating Balance of \$78,370.03. The Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Reserve Account was \$143,494.10. A **motion** made to approve the Treasurer's Report as presented was seconded and carried.

It was reported an invoice has been prepared to be sent to the community developer requesting payment for the portion of expenses incurred to maintain the roads and community that are shared by the community and the golf course. The portion owed is 50% of the costs or \$16,974.12. The invoice will be presented to the developer through the POA's attorney.

Committee Reports

Architectural Control Committee – No report.

Building and Grounds – It was reported J Crew landscaping has not been keeping up with the work in a quality fashion. Several lots in Tierra de Oro were left too long and now are requiring that the lots are going to require two mowings to make them presentable. While there has been some improvement, the company is again falling behind and needing constant direction.

The Board discussed bids for street sweeping at the last meeting and tabled action to allow a third bid to be presented. The bid was never received. After discussion about alternative means to address the needed street cleaning, a **motion** was made, seconded, and carried to accept the bid from Coastal for \$6,620.00, the lowest bid. The Board will seek future involvement of residents to care for streets so this expense can be minimized/prolonged in the future.

The work on the sprinkler system has been completed. As requested, Robert Gonzalez submitted a proposed service contract to maintain the system for \$300 plus parts and materials. After discussion, a board member volunteered to monitor the system to assess the amount of time required. This will provide the board with a concept of whether or not the proposed cost is too high. A decision was tabled until the board has this information to consider.

Pool Committee – The hot tub's surface is badly yellowed even though clean. The hot tub was completely resurfaced last year. Eden Pools has agreed to propose a resolution.

Website Complaints – No complaints received.

Websites Committee – The website Documents page has been cleaned up. Last year's minutes have been moved to Other Documents. Current year minutes and approved and draft Annual Meetings minutes are on main page providing a cleaner, more organized page.

Covenant Enforcement – There is an overgrown lawn on Vida Dulce. It was found to be vacant and foreclosure notices posted. Appropriate follow-up will be done to get lawn maintained and other community related issues handled.

Security Committee – President Dargel reported that the guards had been reminded to log people in at the swimming pool and to treat uncooperative residents as visitors. Board Member Larry Henry will begin house to house visits to distribute POA windshield stickers.

The board discussed security guard hours at the pool. Traditionally, the guard's hours have been lengthened beginning on Memorial Day weekend to start at 3 pm at the pool and then move to gate duties at 7:00 pm on the weekends. Once school is out, the longer hours are maintained Tuesday through Sunday with the pool closed on Monday. Guards will continue to lock the pool at 10 pm. With no objections voiced, it was agreed by consent to maintain the same this year.

Old Business

Neighborhood code violations and complaints were discussed to include: the boat visible on Buena Suerte has been moved; and, the house with fence in disrepair and no grass planted has been unresponsive to requests, fines, and has not paid dues.

A new resident on Tierra Bella has both a large pickup and large boat parked in the side yard. A letter welcoming them to the community including instructions for obtaining stickers and clicker, neighborhood rules, etc. has been sent. The board agreed they are a new resident and need to be provided the information regarding community policies. Will address lingering offences if they continue appropriately.

New Business -- No new business.

Executive Session

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.

A **motion** was made, seconded, and carried to accept the resignation of Cesar Colchado.

A **motion** was made, seconded, and carried to agree to a compromise regarding a fencing project that allows it to remain within Covenant restrictions, while meeting the homeowner's desires.

Other Business

President Dargel announced the next meeting of the Tierra Santa Board of Directors is scheduled for Tuesday, May 12 at 7:00 pm in the Pool House.

With no further business to discuss, a **motion** was made, seconded, and carried to adjourn.

Respectfully submitted,

Hannah B. McCann
Recording Secretary

In accordance with the normal practice this letter is 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