

Property Owners Association of Tierra Santa

Minutes of Board Meeting

May 14, 2013

The meeting was called to order by President Anne Charlton . Other board members present were Rusty Dargel, Dennis Slavin, Norma Wilson, Matt Loewen, Eric Jackson, Roy Ochoa, and Mario Gonzales. Absent were Brian Humphreys, Robert Woodlock, and Phil Leonhardt.

There were no public comments.

The minutes of the April 9, 2013 meeting were approved.

Norma Wilson gave the treasurer's report: ( a detailed report of expenses was given out)

Beginning Bal. April	\$109,320.36
April expenses	12,922.94
April deposits	9,315.91
Ending Bal. April 30	\$105,713.33
Reserve fund	14,141.69

Reports of Committees:

ACC: Roy Ochoa reported that the Hawkins pool and the Storman house had been approved. The Hawkins fence plans have not been reviewed. Fence and landscaping for Storman's house have not been turned in.

Building and Grounds: Dennis Slavin reported on the progress of the new landscaping. Some old palms were transplanted and new palms added to give symmetry to the islands and fill in along the entrance lake. Native plants will be added to the Texas gate island. J. Crew can water them from a truck to get them started; then they should be able to survive without much extra water. Norma requested that landscaping be planned for the empty islands in Bella Vista and Vida Dulce. These also do not have water, but residents could provide the water.

Communications: No report

Security: Rusty presented new guidelines for the guard to use at the gate. A motion was made by Matt Loewen to approve the guidelines as presented. The motion passed. It was suggested that a sign be made for the guardhouse with the guidelines on it. It was also suggested that Rusty provide copies of the guidelines for the guard to hand out if questioned about procedures. It was also suggested to put them online. Eric will do that when he posts the minutes.

Restriction enforcement : No report

Pool: Matt Loewen reported that he had purchased two new trashcans for the pool area. During the summer, the bathrooms will be cleaned every week. Starting the Friday before Memorial Day, the guard will be at the pool from 3:00 to 6:00 each afternoon. Matt noted that the guard should take the

trash over to the dumpster . Matt reported that there was a serious termite problem with the playground equipment. Dennis recommended that the Rainbow Play Systems company be contacted for advice and repair work.

Old Business: None

New Business:

Real Estate Auction: Anne reported that an auction had been held on Monday. She had contacted the auction company . She removed the small yellow signs in the neighborhood, but allowed the sign to stay at the house. The local realtor assured her it would be held inside, with very few in attendance. As it turned out, two people attended. There were no problems. The sign in front of the house will be removed by POA, if the company does not remove it.

Prohibiting of signs on gates: Dennis reported damage on the Texas gate due to heavy duct tape being used to secure a "Lost Dog" poster to the gate. Signs are not permitted on the common area. Dennis will draft a notice that can be sent to homeowners reminding them not to tape signs to the gate.

Brush pick-up in the alleys: Rusty reported that the waste company will not go into alleys to pick up brush as per Weslaco city policy. He asked if the president of the board could write a letter to the company giving them permission to pick up in the alleys inside Tierra Santa. The alley behind the townhouses also needs pickup. Anne agreed to write a letter to the company.

Vandalism on hole 13: Rusty spent one night with the guard watching the hole. No more damage has been done. The clubhouse is putting a bar across one of the possible accesses.

Budget: Dennis Slavin requested time to discuss the POA budget. He stated that the projection for income on the present budget was too rosy. He stressed the importance of having a healthy bank balance for present need; sufficient reserve for emergencies and large maintenance needs such as street paving; plus a fund for capital improvements, such as the tennis courts. He recommended that we vote to raise dues by 10% each year for the next three years. As there were some questions as to the figures on the present budget, it was decided to table the matter until next month. Before that meeting, the board will ask Brian to gather some figures that can be emailed for consideration. Matt Loewen suggested that the POA change to a fiscal year ending in the summer.

Lot maintenance: Rusty asked why many of the lots in his neighborhood were not being mowed. Norma handed out a map showing which properties were ours to mow, and which were maintained by Reyna. The unmowed lots belonged to Reyna. Dennis asked if the city could be asked to mow and bill the owner. Anne will ask the city if they will do this in Tierra Santa.

Executive session: Norma reported that she has 46 certified letters ready to mail to lot owners who owe over \$700. 30 days after that, the lawyers will send letters. She has disconnected 28 remotes and 6 pool keys.

The next meeting will be June 11, 2013. The meeting was adjourned at 7:45.

