

Property Owners Association of Tierra Santa
Minutes of Board Meeting
April 10, 2012 6:30 pm

The meeting was called to order by President Brian Humphreys. Other board members present were Anne Charlton, Jerry Wilson, Roy Ochoa, Eric Jackson, Norma Wilson, Rusty Dargel, Larry Henry, Phil Leonhardt, and Matt Loewen. Board members absent were Eric Piater and Dennis Slavin.

The minutes of the March 20, 2012 were approved as emailed. Copies were available to review. (moved by Matt Loewen and 2nd by Roy Ochoa)

Public Comments: Two people signed up to speak, Priscilla Hawkins, 1309 Buena Suerte, and Bob Woodlock, 4318 Vida Santa.

Priscilla Hawkins had a question about the letter announcing a beer and wine license was being sought by the golf club. Brian explained that it was for the golf course beverage cart.

Bob Woodlock stated that he had paid his bill in full to ProComm, but due to their slow accounting, he was being billed almost \$200 in penalties and interest. He requested the board drop the penalties and interest. The board will consider his request.

Five property owners were present to observe the board actions.

Old Business:

A. The president thanked Jerry Wilson for contacting the gas company and having a gate installed on the levee to secure the entrance. The board also thanked him.

B. A quote from Complete Automation had been distributed to board members concerning the entrance on Border Avenue. The quote was for \$4,695.00 to install a gate. However, the gate will not function at this time other than to keep cars out. At a later date, remotes can be added.

There was some discussion about safety. Speed bumps and reflective tape were suggested. It was also suggested to paint the gate white. Brian stated he would have an "Entrance Closed" sign attached to the gate. The consensus was not to have the gate function until cameras could be installed.

It was moved and seconded to approve \$4,695.00 for Complete Automation to install a gate at the Border entrance. (Moved by Roy Ochoa, 2nd by Matt Loewen) The motion passed.

C. A revised schedule of fines was presented by Norma and Anne. The fines remained the same, but additional information was included on warnings, and time to correct. It was noted that this could also be revised as we learned more about the most effective ways of applying the fines.

It was moved and seconded to approve the revised schedule of fines. (Moved by Larry Henry, 2nd by Jerry Wilson) The motion passed.

The Website Committee chairman, Phil Leonhardt, gave a report on the plans for the community website. He stated that it would allow members to access good, solid information such as points of contact, security numbers, frequently asked questions, rules, etc. It would also have sections for newcomers to the area, POA documents, upcoming events, and possibly some local ads. He asked that the board approve a start-up budget for his committee so that they could meet with a professional web designer to come up with some preliminary plans. He suggested \$400 to develop the site, \$75 for a name, and up to \$50 a month for maintenance. For a year's maintenance that would come to \$1,070.

It was moved and seconded to approve a start-up budget of \$1,070 for a community website. (Moved by Matt Loewen, 2nd by Rusty Dargel) The motion passed.

New Business:

A. The existing tracks for the gates are worn and should be replaced. Jerry Wilson got a quote from Complete Automation to replace the tracks with heavier gauge tracks. The quote was \$4,650 for both entrances.

It was moved and seconded to accept the quote from Complete Automation for \$4,650, and have the tracks replaced. (Moved by Jerry Wilson, 2nd by Roy Ochoa). The motion passed.

B. Brian reported that a door-to-door salesmen had been bothering people in the community. It was suggested the board approve a motion not to allow solicitors in the neighborhood, and post signs to that effect.

It was moved and seconded to approve a policy of no solicitation inside of Tierra Santa and to purchase signs to be posted at all entrances. (Moved Phil Leonhardt, 2nd Rusty Dargel) The motion passed.

C. Committee meeting dates for April: Brian asked that all committees set a date to meet before the next meeting. He asked that they appoint a chairman and outline items for consideration. Larry Henry asked that the Security and Restrictions committees be combined. The board agreed to his request.

D. Gate security after midnight: The question was raised as to what procedure to follow when an unknown car is waiting to follow a resident in during times that the guard is not at the gate. It was suggested that a sign be place on the gate or guardhouse giving the phone number of the security guard so that he could be called to come to the gate. The board agreed that this would be done.

E. Shade for the table area at the POA pool. Brian thanked Dr. Loewen for installing the shade cover at the table area of the pool. He asked that the board approve paying for it.

It was moved and seconded to pay for the shade cover at the pool. (Moved by Norma Wilson, 2nd by Jerry Wilson) The motion passed.

Financial Report

A. Norma Wilson provided the following information:

Bank balance as of Feb 29, 2012	\$ 84,615.13
March Expenses	14,413.72
March Deposits	21,618.51
Bank balance as of March 31, 2012	\$ 89,888.36

She noted that most of our income has already come in, so this money will have to last us the whole year. She provided a list of bills paid this month. She also noted that there was no insurance payment this month, but starting next month it would be another \$500 a month. She also has not paid herself.

Executive session

There was an executive session to discuss delinquencies and collections. Norma provided a list of all delinquent accounts, and reported on which of them had been sent certified letters and which had liens.

The meeting was adjourned at 7:45

Minutes taken by Anne Charlton