



Minutes of Board Meeting

Tuesday, August 12, 2014

The meeting was called to order at 7:00 by President Rusty Dargel. Other board members present were Dennis Slavin, Hannah McCann, Norma Wilson, Bob Woodlock, and Mario Gonzalez. Anne Charlton was also present.

There were no public comments.

The minutes of the July 8th meeting and the minutes of the July 22 special meeting were distributed. Both sets of minutes were approved.

Norma Wilson gave the treasurer's report. She distributed copies of the monthly expenses and deposits.

June	30 balance	\$84,459.78
July	expenses	15,992.96
July	deposits	9,990.86
July 31, 2014	balance	\$78,457.68
Reserve	fund	\$33,739.07

New Business:

1. Discussion of Amendment of By-Laws by the POA Board of Directors. President Dargel reported on legal research he had done concerning amending the by-laws. He provided information from the Texas Property Code. He reported that our attorney, Mark Twenhafel, had approved the motions the president was proposing. The following motions were made:
 - a. Motion to change the quorum: Dennis Slavin made a motion to amend Article IV, Section 4.8 entitled "Quorum" in the By-Laws of the Property Owners Association, Inc. to read as follows: Owners who represent or hold voting rights to more than 10% of the LOTS entitled to vote (the numerator and denominator of which percentage calculation shall not include LOTS whose voting rights have been suspended as may be allowed by law), whether present, by proxy or otherwise by these by-laws or state law, shall constitute a quorum at any meeting of the OWNERS, for the action except as otherwise provided in the GOVERNING DOCUMENTS. However, if such a quorum shall not be present or represented at any

meeting, the OWNERS entitled to vote thereat shall have power to adjourn the meeting without notice other than announcement at the meeting of a date, time and place to reconvene the meeting, until a quorum as aforesaid shall be present or be represented. The motion was seconded by Hannah McCann. The motion passed.

- b. Motion to provide additional means of voting for property owners. This motion allows members to vote in person, by proxy, by absentee ballot, by electronic ballot, or on the website. Dennis Slavin made a motion to add to Article IV of the BY-LAWS of the Property Owners Association of Tierra Santa, Inc, a section referred to as Section 4.13 entitled VOTING which would state: "Voting at any general or special meeting of the Members of the ASSOCIATION may be as provided in Texas Property Code section 209-00592, or as said statute may be amended from time to time." The motion was seconded by Norma Wilson. The motion passed.
 - c. The rule that 75% of voters pass any new assessments was not changed as it is stipulated in the covenant.
 - d. Rusty handed out a list of all the information that would have to be sent to every lot owner previous to the meeting of the membership. The amount of time required was discussed, and it was decided the special meeting would be held in October. Rusty also stated that there would be no other business at that meeting; only the voting on the special assessment.
2. Report from "Covenant, Restrictions, Rules and Fine Committee" ("CRRF). President Dargel asked that Mrs. McCann postpone her report. He stated that we can change the rules and fines at the present time, without a vote from the membership, and we do not need to have the revision of the covenant complete before we start sending letters. He then presented a letter he had written warning lot owners of violations and impending fines. The letter was approved by the board. The warning letters, and fines, will be sent according to covenant restrictions and do not need to be voted on individually by the board.

Reports of Committees:

ACC: No report

Building and grounds: Jacob Cavazos, Johnny's brother, will be taking over the day-to-day management of the grounds. The Esperanza bushes are planted. Since their company is no longer working on irrigation systems, Dennis suggested calling Robert Gonzalez. This was approved.

Covenant enforcement: Bob reported that things look good. There are three lots that need to be cut. He mentioned one house with terrible landscaping and no sprinkler system. It was suggested that someone talk to the owners of that house.

Pool: The pump will be replaced this week. The new wall and gate signs are up. Mario Gonzalez will have some ROTC boys paint the pool walls. He is coordinating with Norma Wilson.

Website: Mario Gonzalez reported all is posted except the minutes that were just approved tonight.

Security:

- a. Security golf cart: The security golf cart was out of service and parked by the front wall. Rusty call Raul Cruz of Blackhawk. Raul came out and brought another golf cart. Rusty, Norma, and Anne discussed some of the problems with the guards with Raul. He promised to take action.
- b. Guard was asleep while on pool duty. This was also reported to Blackhawk.
- c. Guards were reminded to take all information from guests entering Tierra Santa.
- d. A letter of thanks was sent to the city of Weslaco thanking them for clearing the alley in Las Cruces.
- e. The cedar fence in Tierra de Oro is being reinstalled correctly.
- f. Boat owner in Tierra de Oro will receive warning letter.

The president then closed the regular session of the board meeting in due form. The executive session was called to order by President Dargel.

Updates were given on the case where a resident owes a considerable amount in past dues and fees and the pool house vandalism case.

The executive session was closed in due form.

The regular session was adjourned at 8:30.

The next meeting will be September 9, 2014 at 7:00.

Minutes taken by Anne Charlton