



## Minutes of Board Meeting

Tuesday, September 9, 2014

Before the meeting began, Rusty thanked the board for its contribution to The Alzheimer's Fund in the honor of his mother.

He also thanked Mario Gonzales for bringing a group of students to paint the walls around the pool area. The students were well-behaved and good workers. The paint job is excellent.

The meeting was called to order at 7:05 by President Rusty Dargel. All board members were present (Matt Loewen, Dennis Slavin, Roy Ochoa, Norma Wilson, Hannah McCann, Cesar Colchado, Mario Gonzales, and Bob Woodlock.) Anne Charlton was present to take the minutes.

There were no public comments.

Representatives from Century Security Group were at the meeting to make a presentation of their company and how they could serve us. Carlos Cardiel, CEO, and Mr. Nunez gave a video presentation. A question and answer period followed.

Mr. Luna appeared before the board to ask for approval of remodeling plans. He was asked to get the proper forms from the website.

The minutes of the August 12, 2014, meeting were distributed. The minutes were approved.

Norma Wilson gave the treasurer's monthly report. She also presented a detailed report of expenses and income.

|                   |             |
|-------------------|-------------|
| July 31 balance   | \$78,457.68 |
| August expenses   | 9,978.22    |
| August deposits   | 6,994.28    |
| August 31 balance | \$75,473.74 |
| Reserve fund      | \$33,739.07 |

The treasurer's report was approved.

Reports of Committees:

1. ACC (Roy) Roy Ochoa presented a request from a resident to remodel and to add a fence around his property. There was some question as parts of the fence which faced the golf course were to be solid block. It was requested that Roy get a better drawing of what the fence would look like. He will approve the house remodeling, but will wait on fence approval.
2. Building and Grounds (Dennis) Dennis Slavin presented three projects he would like to have approved by the board.
  - 1) Replacement of the ice plants in the planters at the Texas gate. The cost is \$300. Roy Ochoa made a motion to get the ice plants. Hannah McCann seconded the motion. The motion passed.
  - 2) Trimming of the oak trees along Tierra Santa. The trees are overgrown, and they are so low that they scrape tall cars and trucks. The quote for all the trees was \$2,200. No motion was made.
  - 3) Updating the sprinkler system. The sprinkler system needs a lot of work. Dennis talked to Robert Gonzales to determine needs. He suggested starting with the four controllers—one for each station. The cost of this would be about \$1600. However, more work would need to be done. After questions about the entire plan, Dennis said he would get more information and send it to board members via email.
  - 4) He was reminded of the previous motions to landscape the islands in Bella Vista and Vida Dolce. These were approximately \$2,000 each. These were added to the list.
3. Covenant enforcement (Bob and Cesar) Bob mentioned a yard that needed to be mowed. The board suggested Bob talk to them. If nothing was done, the homeowners would get a letter.
4. Website: There were no complaints on the website. Mario had added some pictures. There were also two pages with revisions to the by-laws that board members were asked to download.
5. CRRF (Hannah) Hannah McCann asked the board members if they wanted to discuss the revisions to the covenants, or if they would prefer she make the revisions and put them on email for everyone to add input. The board preferred that she make the revisions.
6. Security (Rusty) The possibility of changing security companies was listed as an executive session topic.
7. Pool (Matt) Matt Loewen reported that the pump had been replaced. He also said the pool had to be shocked and was closed for one day. Norma Wilson asked about the lock that had been suggested for the gate. She made a motion to buy the lock. Dennis seconded. The motion passed.

#### Old Business:

The following matters were acted on last month: 1) A letter was sent about a boat in a driveway. The owners moved it. 2) A homeowner was asked to move his motorhome. He moved it. 3) A letter was sent to a homeowner about a falling down fence. The homeowner has not responded.

Special Assessment meeting: Rusty suggested a timeline for notification, voting, and holding the special meeting. He presented a list of all the items which would need to be in the notification, including the new methods of voting. He planned that the letters be sent out no later than the end of September. He stated that the meeting could be held October 14. Property owners could vote any time before the meeting by email, fax, on the POA website, or by regular mail. It was suggested that we combine the membership meeting with the regular board meeting.

The president then stated that the board would go into executive session to discuss the possible hiring of a new security firm. He then closed the regular meeting in due form.

The President called the meeting of the executive committee to order.

After the discussion, the president entertained a motion to adjourn the executive session. He then reopened the regular session.

Norma Wilson moved that the board hire the firm, Century Security Group, as the security for Tierra Santa. Bob Woodlock seconded the motion. The motion passed. Rusty will notify our present company that we will no longer use their services. He will also coordinate starting with the new company.

A question was asked as to whether the board had approved the special session timeline and the combined voting /regular board meeting on October 14. Cesar Colchado made a motion that the voting for the special meeting and the regular board meeting both be held on October 14. All votes would have to be in before that date to count. Matt Loewen seconded the motion. The motion passed.

The meeting was adjourned at 9:05

The next meeting will be October 14, 2014.

Minutes taken by Anne Charlton