



## Minutes of Board of Directors Meeting Tuesday, April 8, 2014

Board Members Present: Rusty Dargel, Norma Wilson, Roy Ochoa, Matt Loewen, Cesar Colchado, Marion Gonzalez and Hannah McCann

Absent: Bob Woodlock, Dennis Slavin

Rusty Dargel accepted the office of president of the POATS board of directors.

Meeting was called to order at 6:30 pm by President Dargel. A quorum was confirmed by Norma Wilson.

Minutes: A **motion** was made to approve the minutes of the March 2014 Board Meeting. The motion was seconded and carried.

Public Comments: President Dargel invited those present to make public comments to do so. Each presenter was allowed 5 minutes.

Mr. Bob Baltierrez thanked the POA Board for the letter distributed to community members reminding them of basic Tierra Santa neighborhood rules and suggestions for upholding them. He noted he had already seen improvements. He said he wants the board to address heating the pool. He suggested a one-time assessment to be used to heat the pool. It was also suggested a survey to residents regarding their wishes for the community e.g. a heated pool, tennis courts, etc. be done. The board stated they would consider his concerns.

Mr. Lopez from Santa Cielo stated they would cooperate with whatever the POA Board decides should be the appropriate action regarding the fence on his property. He acknowledged the board had requested his fence be moved back to his property line and from the front wall of his home according to Tierra Santa guidelines within 30 days. He asked the board to consider an extension to 90 days as he understood the developer was going to place another fence where his was and so it may become unnecessary. The board stated they would consider his request and return a response.

Ms. Irma Garcia requested the POA Board send a letter to the County regarding the drainage area behind her home. As this is not Tierra Santa property, she had attempted to contact the drainage commissioners and had had no response. It was suggested she contact A C Cueller, Tierra Santa's commissioner, and seek his assistance with the County. She also reported the gutter in front of her house collects water continuously and she would like it addressed. Ms. Garcia suggested Tierra Santa consider holding fundraisers to assist with supporting the items needed in the community. The board stated they would consider her concerns.

This ended the public comment portion of the board meeting.

President Dargel announced Anne Charlton had been hired as Board Secretary and allowed in discussions and participation being past president but would not have a vote on issues.

Treasurer's Report: Norma Wilson presented the Treasurer's Report. The balance as of March 31, 2014 was \$146,994.53. There was discussion regarding using some of the Reserve Funds to pay for the emergency repairs to the Pool House. It was suggested this be discussed in New Business. A **motion** was made to accept the Treasurer's Report. The motion was seconded and carried.

#### Committee Reports

##### ACC

A Circular Driveway and landscaping plan had been submitted and approved by the ACC Committee.

##### Building and Grounds

A new estimate had been obtained for plantings along Tierra Santa for \$1,125. A request was made to postpone the previously approved \$3-4,000 estimate.

A **motion** was made to proceed with the \$1,125 bid and postpone the 2 previously approved bids. The motion was seconded and carried.

Covenant Enforcement: It was reported a homeowner had been putting in St. Augustine Grass. It was removed as soon as it was pointed out that it was not permitted.

Pool: A report was made that the chairs had been replaced, a new life saver ring had been purchased, and the hot tub looks great after the resurfacing. It was also reported the water level in the pool and hot tub were low. Some discussion was had regarding the continuous requests to heat the pool. It was suggested we do a community survey, look at the cost, and move on.

Website: No complaints had been received. The website is in need of some changes, but that was going to be worked on.

Security: The light in the sign had been repaired, the sign for the golf crossing was repaired, and a few gate repairs had been made.

Finance: No report

#### Committee Assignments:

ACC: Roy Ochoa

Building and Grounds: Dennis Slavin

Covenant Enforcement: Cesar Colchado and Bob Woodlock

Pool: Matt Loewen and Norma Wilson

Website: Mario Gonzales

Security: Rusty Dargel

Finance: Dennis Slavin

## Old Business

### Pool House:

President Dargel reported that the email motion to accept the bid on the Pool House repairs had carried with 6 yes and 2 no votes. He had all board members sign their vote to make the vote official. The repairs were underway.

### New Business:

Pro-Rating Dues: A request had been received from a new homeowner to pro-rate his dues to reflect his actual residency for this year. After discussion, it was determined that this has never been the policy of Tierra Santa and the homeowners request would be denied. A **motion** was made and seconded to deny the request for the proration of homeowner dues. The motion carried.

Pool house Repair Payment: The board discussed paying for the emergency repairs to the Pool House from the Reserve Funds. After discussion, a **motion** was made to pay for the remainder of the Pool House repair costs, estimated to be about \$12,000, from the Reserve Fund. The motion was seconded and carried.

### Board Meeting Time:

Discussion was had regarding the time of the monthly board meetings. A motion was made, seconded, and carried to start board meetings at 7:00 pm

Executive Session: The board met in Executive Session

Adjournment: A motion was made, seconded, and carried to adjourn the meeting.

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Respectfully submitted by

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Hannah B. McCann, Secretary Pro Tem