

Property Owners Association of Tierra Santa
Minutes of Board Meeting
October 9, 2012

The meeting was called to order by Anne Charlton at 6:00. Other board members attending were Norma Wilson, Rusty Dargel, Larry Henry, Matt Loewen, Roy Ochoa, Dennis Slavin, Jerry Wilson, and Eric Piater. Absent were Brian Humphreys, Phil Leonhardt, and Eric Jackson.

The minutes of the September 11, 2012, meeting were approved after a motion by Rusty Dargel and a second by Jerry Wilson.

Public Comments:

No one signed up for public comments. No property members attended the meeting.

Old Business:

- A. An update was given on the sale of property to Monica Vanderveer. The status of the second lien has not been resolved. Mr. Fuentes will look into it.
- B. Street sweeping: Dennis Slavin reported that the streets were being swept. He noted that they had not finished and we would need to evaluate the job at the next meeting.
- C. Golf cart storage building: Jerry Wilson reported that he had spoken to Zeke about the project. Zeke is opposed to having them near the pool area. He would consider them near his shed, but they would belong to him. Rusty Dargel will meet with him and Mr. Swinnea and report back to the board.
- D. Sprinkler system repair: J. Crew is working on the repair.

New Business:

- A. Halloween security: The board agreed that last year's procedure had worked well. Norma had the letter that was sent to the homeowners. The board recommended that we use four extra guards: 1 extra at Westgate, 1 at Border, 1 at Texas, and 1 to patrol the neighborhood. The hours would be from 6:00 pm to 12:00 am. It was also noted that flyers would need to be sent out. It should also be put on the website.

It was moved by Roy Ochoa and seconded by Norma Wilson, to follow the recommendations of the board to hire four extra guards for six hours on Halloween night. The motion passed.

- B. Increase in the annual assessments: A discussion was held on raising the annual assessment by 10% for 2013. Norma suggested that rather than raise the assessment, it would be better to raise the lot maintenance fees. There was

also discussion on where we stand with lawsuits to make everyone pay. While some felt that dues had been raised every year and should not be raised, others noted our budget problems and need for money for future improvements made a raise necessary. After some debate, it was decided that more information was needed. The decision would have to be made by the end of October.

It was moved by Matt Loewen and seconded by Dennis Slavin, to ask Brian Humphreys to present figures for the annual income and expenses, and to write a letter explaining the reasons for raising the dues. This would be emailed to the board members for approval. The motion passed.

C. There were no committee reports.

VI. Financial Information

A. Norma presented the following bank information:

Ending bank balance August 31	\$69,499.04
Ending bank balance September 30	67,187.01

B. She also presented the income and expenses for the month.

The meeting was adjourned at 7:10.