

Property Owners Association of Tierra Santa
Minutes of Board Meeting
July 17, 2012

The meeting was called to order by President Brian Humphreys. Other board members attending were Anne Charlton, Norma Wilson, Dennis Slavin, Matt Loewen, Eric Piater, Erik Jackson, and Phil Leonhardt.

The minutes of May 22, 2012 were approved. (Moved Matt Loewen, 2nd Dennis Slavin)

Public Comments:

Heriberto Castro appeared before the board to ask for action against trailers parked in view. Phil Leonhardt will send a letter to the property owner.

Juan Arce appeared before the board to request a new pool key as theirs didn't work and to ask for an additional remote control for the back gate. It was explained to them that only one remote control was allowed for property owners who did not live in Tierra Santa. Norma Wilson said the pool key was a coding problem that she would correct.

Old Business

A. The sale of land to Monica Vandever is still pending. Work is being done to complete the sale.

B. Website Committee: Phil Leonhardt suggested the following prices for advertising on our website:

\$75 per year for POA members

\$125 per year for non-members

Norma asked about contracts. Phil will look for a model we can use. Prices would be prorated to December and then be on a calendar year.

It was moved by Phil Leonhardt and seconded by Matt Loewen to approve the recommended charges for ads on the website. The motion passed.

C. Gates: The repairs have been completed, and the new gate at Border is in place. It is not operational at this time. Norma noted that there is a gap that people can walk through between the gate and the wall. Mario can add wrought iron for \$500. It was decided to use a cheaper fencing. Eric Piater will check on ways this can be done.

Norma reported that the metal gate at the pool will be replaced (\$400) and will be in place by next week. The metal doors at the pool, and the ga Texas gate will be repainted. (\$400).

D. The security cameras at the pool are installed.

New Business

A. Brian reviewed a list of projects that he had emailed to board members. He suggested that the board review them and determine a list of priorities. He reported that assuming an average monthly expense of \$13,080, we would have \$14,000 remaining at the end of the year. Several board members expressed the opinion that we needed to have a fund for future major expenses, such as street paving. Erik Jackson suggested that a committee be formed to find out the costs of street paving, and to make a multi-year plan. Dennis Slavin said he would get some quotes. Brian also suggested that we continue to do preventative maintenance such as filling pot holes and sweeping.

B. Landscaping plans: Dennis Slavin presented quotes he had gotten for some landscaping projects. He said the board could approve all or part of the plan. The total for landscaping, including adding palm trees where they are missing, was \$3,855- \$4,055.

It was moved by Eric Piater and seconded by Matt Loewen, to approve four 3-ft segos and fill in the bouganvilla along the walls, for a total of \$1,025. The motion passed.

Brian suggested we have the oak trees trimmed along the branches.

C. Pool committee report: Matt Loewen reviewed a list of projects for the pool. He also reported the following: we have a lady coming in to clean the bathrooms, we have purchased a skimmer, the pool service cleans the pool three times a week, the doors have been repaired.

The following items were presented for consideration.

1. A shade cover needs to be installed over the pool equipment. We have a quote for \$2,460. Matt suggested the POA could buy the materials and the labor could be donated for a total cost of about \$500.

It was moved by Phil Leonhardt and seconded by Dennis Slavin that the POA purchase the materials for a shade cover for the equipment, with the work being done by members. The motion passed.

2. Large cracks in the wall surrounding the pool area need to be repaired. Matt presented two quotes: one from Berry Homes for \$1,000 and one from Julio for \$650.

It was moved by Phil Leonhardt and seconded by Eric Piater that we use Berry Homes on the condition that they are replacing the blocks. The motion passed.

3. Pool furniture is needed to replace the concrete tables. Matt presented several quotes.

It was moved by Eric Piater and seconded by Dennis Slavin to purchase two round tables at \$754.69 each from Lowes. The motion passed.

Matt reminded the board that pool parties cannot be approved by the board.

Financial information

Norma Wilson gave the bank balances for May and June. She also listed the expenses for each month in a handout for each board member.

May starting balance	\$106,883.80	June starting balance	\$88,350.39
Expenses	26,934.13	Expenses	13,795.97
Deposits	<u>8,400.72</u>	Deposits	<u>18,704.05</u>
May ending balance	\$ 88,350.39	June ending balance	\$93,258.47

An extra expense in May was the prepayment of our insurance for the year at \$10,443.06

We are expecting a large bill from the attorneys this month for all the demand letters, liens, etc. sent out. Norma reported that 49 properties have balances. Of these, 11 have paid. Norma has been making many calls to get this money in. She has also contacted the bank holding the property at 1323 Buena Suerte, and instructed them to fix the fence and keep the property clean and safe. They agreed.

President Brian Humphreys then explained the litigation process and options we have in foreclosing on a property. We also have the option of purchasing the property at auction to cover our liens. The POA would then own the property and be entitled to sell it for the money due plus any money we could make on it. He encouraged the board members to think about the actions we want to take on these properties. Many of the properties have tax liens that are superior to our liens, so we would have to study all the information on each property to determine their value.

The meeting adjourned at 8:15.

Minutes taken by Anne Charlton