

Property Owners Association of Tierra Santa
Minutes of Board Meeting
September 11, 2012

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

The minutes of July 17, 2012 were approved after a motion by Jerry Don Wilson and a second by Matt Loewen.

Public Comments:

Brad Swinnea proposed to the Board that consideration be given to constructing 20 cart/storage spaces just south of the pool area. A copy of his proposal is attached and made a part of these minutes. The proposal estimated a construction cost of \$50,000. Assuming all units were rented for \$75.00 per month, pay back would be less than 3 years. Board members discussed the aesthetics of the site and how it might detract from the beauty of the course and club house. It was suggested to talk to Zeke Reyna about the possibility of building such a facility near the maintenance barn. Members also discussed the lack of funds for such a venture.

Johnny Cavazos with J Crew then discussed the status of the irrigation system on the common grounds. A copy of his note are attached and made a part of these minutes. The discussion was broken down into 4 areas – pump system near the main entrance; the system around the pool area; the Westgate system; and the Tierra Santa Blvd system. The members devoted most of the discussion on the extension of the system from the gate area to the islands to the north of the guard house. It would be necessary to dig into the paving to run the pipe. It was suggested by Larry Henry not to consider this option but to put down landscaping rock or such materials that are attractive and do not require water.

There were no other persons wishing to address the Board.

Old Business:

- A. The Compliance Committee sent a letter to Mr. Castro's neighbor informing them of our restrictions and the trailers were moved.
- B. The first of two liens has been resolved on the possible sale of property to Monica Vanderveer. Calls to David Fuentes have gone unanswered.
- C. A contract was adopted and Dr. Slavin is the first customer to advertise on the POA website. The Website Committee is seeking additional customers.
- D. The fencing for the gap in the Border Ave. gate was completed and matches the rest of the gate. The pool gate is in the process of being repaired.
- E. The bids for sweeping and paving were reviewed. Copies are attached and made a part of these minutes. The members discussed the alternatives and the costs involved. It was then moved by Rusty Dargel to allocate \$700 for the sweeping

- of Tierra Santa Blvd and see how South Texas Paving performs. Matt Loewen seconded the motion and it passed.
- F. The work approved for the landscaping of the common areas is almost complete.
 - G. The shade over the pool equipment was installed for less than the estimate and the trash and debris were removed.
 - H. The cracked pool walls were repaired at a cost of \$1,300 which was higher than the \$1,000 approved by the Board. The Pool Committee authorized the difference due to having to replace some of the cracked block not evident before performing the repair.
 - I. New pool furniture was ordered and installed.

New Business & Updates:

- A. The security hours were changed during school days to 6 pm to 6 am. Weekends remain at 3 pm to 6 am.
- B. The Board was informed about a complaint received via the internet involving dogs roaming without a leash. The complaint was handled the same day as received.
- C. The Buildings & Grounds Committee fixed four pool lights and washed the sign at the main entrance. One light at each entrance need to be replaced.
- D. Larry Henry moved to have J Crew repair the sprinkler systems for \$400 as noted in his presentation during the public comments section of the meeting. This motion does not include the extension of the system to the islands north of the guard house. Phil Lionhardt seconded the motion and it passed with Jerry Don Wilson dissenting.
- E. No action was taken on the cart storage presentation made by Brad Swinnea.

Financial Information:

- A. Norma Wilson present summaries of bank balances and transactions for July and August, 2012. A copy of each is attached and made a part of these minutes. As of August 31, 2012 the association had a balance of \$69,499.04 in the bank with 4 months remaining in the year.
- B. Norma Wilson then presented a very nice summary of delinquent account with notes as to the status of each. No action was taken.

The meeting was adjourned at 7:40 pm.