

Property Owners Association of Tierra Santa

Minutes of Board Meeting

Tuesday, March 11, 2014

Acting president Anne Charlton called the meeting to order at 6:45. Board members present were Mario Gonzalez , Matt Loewen, Rusty Dargel, Norma Wilson, Bob Woodlock Cesar Colchado, Hannah McCann, and Dennis Slavin.

Public Comments:

There were several property owners who had requested to speak to the board.

1. Irma Garcia 616-813-8386
2. Robert Baltierrez
3. Ricardo Luna

Irma Garcia:

1. Too many cars are parked on the street on Santa Cielo, making it difficult to pass through or to turn to the other lane.
2. The swimming pool should be heated , maybe with solar panels. The cost of this should be compared to building the tennis court. It may be that more people want the heated pool.
3. POA dues should be adjusted lower for those people living on the west side of Santo Cielo as they do not have yards or a back view as the other owners do. The west side of the alley is ugly and apparently out of the POA's jurisdiction.
4. Fence: The fence built by Monica Vanderveer at the corner of Santo Cielo is fencing in land that is not hers. It blocks the view from Santo Cielo , and also blocks the view of the Santa Cielo wall sign going in. The fence also goes in front of the house. It is an eyesore. The fence needs to be moved back to her property line.

Robert Baltierrez

1. Too many cars, trucks, and trailers are parked on Tierra Bella. Mr. Baltierrez has trouble backing out of his driveway in the mornings. Trailers are not allowed at all, and cars are not allowed to stay on the street for over 12 hours. The northside of the street has alley and garage parking in the rear.
2. Some yards in Tierra Oro are not maintained as they should be. Some are full of weeds. It is mostly renters, but the owner needs to be held accountable. Inspections need to be made and fines given out.
3. Solar heat should be looked into for the pool. Even RV parks have heated pools.
4. Only two adult animals are allowed; this is not being enforced.

1. Some one slashed his tires and stole two hubcaps from his truck.
2. He saw a suspicious car and truck in the area; when he called the guard's number he did not get an answer.

Mr. Livas also attended but did not address the board.

At the end of the public comments, it was suggested that each person put their concerns on the website so that we would have a record. The concerns will be discussed later in the board meeting.

Acting president Anne Charlton stated that the first item on the agenda was the election of a president for 2014.

Norma Wilson nominated Rusty Dargel. No other nominations were made. Rusty responded that he had prepared some notes concerning his ideas on the presidency. He then asked for two weeks to accept or reject the nomination. He said that he would expect all board members to be active members of a working committee. Rusty would like to have the board rewrite the covenants so that would be less complicated and more enforceable. He also stated that he would need someone to take the minutes. He asked to talk to our lawyers and to Norma and Anne before accepting. The board accepted his conditions and voted to nominate him. Anne agreed to continue as acting-president until a new one was installed, and she also agreed to attend board meetings to take the minutes.

The minutes of the 2014 annual meeting and the February board meeting were approved.

Treasurer Norma Wilson gave the monthly financial report for January and February. She presented a detailed report of expenses and income.

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|---------------------|--------------|---------------------|--------------|
| December 31 balance | \$ 61,440.00 | January 31 balance | \$108,712.76 |
| January expenses | 9,156.75 | February expenses | 12,011.13 |
| January income | 56,429.51 | February income | 29,232.54 |
| January 31 balance | 108,712.76 | February 31 balance | 125,934.17 |
| Reserve fund | 32,991.81 | Reserve fund | 32,991.81 |

ACC: Request has been turned in to Roy for a circular driveway at Fleemans.

Building and grounds: Road patching is underway. Rain is slowing it down. Norma presented a quote for \$2,200 to landscape the islands in Bella Vista and Dulce Vida. Dennis Slavin had talked to J. Crew about the wall on Tierra Santa which has dead stretches and is ugly. He feels that for about \$4,000 he can replant with a different bush that will grow faster , bloom better, and be hardier than the bouganvilla has been.

It was moved and seconded to approve the \$2,200 for the landscaping of the islands. The motion passed. It was added that we should get input from those blocks on the landscaping.

It was moved and seconded to allow Dennis to spend up to \$4,000 to refresh the wall. The motion passed.

Dennis would also like a quote from the street paving company if they sweep streets. He has one quote for comparison.

Covenant enforcement: Letters were sent to the homes with parking congestion in Tierra Oro and Bella Vista. The board discussed the concerns expressed in the public comments.

1. Parking congestion: The board decided that the parking problem will have to be dealt with by board requests only. Any cars that are in clear violation of the 12 hour rule on a consistent basis or any trailer will be fined.
2. Our pool is too open and too big and deep to be heated economically.
3. Dues are consistent for all properties. No exceptions.
4. Fence: The fence is a serious problem that will be looked into. Norma will contact our lawyer right away to see how we should proceed.
5. Unkempt yards: More effort will be made to notify owners to keep up their yards. Fines will be imposed on those who do not cooperate.
6. Two pets: Pets that are kept inside or inside a fence are not a nuisance. No dogs are allowed to be outside unleashed. People who let their dogs run free will be fined. Loose dogs are illegal and should be reported to the city.
7. Stolen hubcaps, security concerns, Rusty will check to be sure guards are answering the phone.

Website : Anne will have the annual and February minutes posted.

Pool : Matt Loewen noted there were broken lights in the pool. Norma will contact the pool man. She also noted that the small pool needs to be resurfaced , and we need a new lifesaver. The resurfacing will cost \$2,750 It was moved and seconded to resurface the small pool for \$2,750. The motion passed.

Matt noted that we needed new pool furniture. He offered to get prices. Also Norma will make arrangements to have the bathroom cleaned.

The pool opens in March. The guard will start coming to the pool at 3:00 on weekends until Memorial Day. After that he will come at 3:00 everyday except Monday when the pool is closed.

Security: Rusty will tell the guard about the new pool hours.

Finance : Dennis would like to know the percentage of property owners who have paid their dues.

Old Business: The pool house is infested with termites. The exterminator will come tomorrow.

New Business: Lights need to be repaired at the Texas and Westgate entrances.

Board members were asked to think about which committees they would like to serve on. Mario volunteered to be the website manager. It was noted that the website should be utilized more than it is.

Executive session: None

Next Meeting: Tuesday, April 8, 2014

The meeting was adjourned at 8:00

Additional note: The floor to the pool house was flooded when we arrived for the meeting. Julio was called to come find the problem. He will come in the morning.