



Rusty Dargel, President & Security • **Norma Wilson**, Secretary/Treasurer • **Larry Henry**, Covenant Enforcement, Pool & Security
• **Hannah McCann**, Website & Newsletter • **Roy Ochoa**, ACC • **Dr. Dennis Slavin**, Buildings & Grounds & Finance

MINUTES

Tuesday, August 11, 2015, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Larry Henry, Roy Ochoa, and Dennis Slavin. Anne Charlton was present to take minutes.

Guests: Priscilla Hawkins was present for public comment.

President Dargel called the meeting to order at 7:00 pm.

He welcomed the guest and gave her 5 minutes to address the board.

Public Comments

Concern of Mrs. Hawkins: Her husband, Eric Jackson, had been hit by a neighbor's car while backing out of his driveway. She showed pictures of extensive damage done to the car. She stated that because of the privacy fences along the alley, it is impossible to see oncoming cars. She said some of the cars were going too fast, but even at a slow speed, they could not be seen. She wondered if speedbumps and/or concave mirrors could be installed. She asked if she could install a mirror on her own. Rusty said the board would discuss her concern and let her know what could be done.

After Mrs. Hawkins left, Roy noted that he would prefer that the POA install any mirrors to give a consistent look. Larry suggested all mirrors be approved by the board.

Another homeowner, Adalberto Ramirez, entered to observe the meeting.

Approval of Minutes: The minutes of the June 9, 2015, meeting were approved. There was no meeting in July.

Treasurer's Report: Norma Wilson gave the monthly treasurer's report for June and July. She also included a comparison between July 2014 and July 2015. She reported a large deposit from recent collections.

	June	July
Beginning balance	\$82,949.89	\$64,508.32
Expenses	28,024.12	17,206.93
Deposits	9,582.55	29,616.92
End of month balance	\$64,508.32	\$76,918.31

She reported that our attorneys were actively working on overdue accounts.

Committee Reports

ACC- Roy Ochoa reported that plans for two new homes were being reviewed by the board. He stated that both of them wanted a metal roof.

Building and Grounds- Rusty Dargel presented a report on the inspection and possible replacement of signs in Tierra Santa. He reported that many of the signs would be power washed by the company that would be power washing the curbs.

Dennis Slavin asked that a tree be removed from against the wall. President Dargel reported that the tree was on golf course property, but that they will remove it.

Dennis Slavin also presented quotes for landscaping the islands and medians along Tierra Santa drive and the gates. The quotes were for four parts of the project: the center islands, the front entrance, the two islands north of the

guardhouse, and the Texas entrance island. It was decided to take one section at a time. The discussion was tabled until next month.

President Dargel stated that the board needed to approve a bid for the power washing. Two bids were submitted. It was moved by Larry Henry and seconded by Dennis Slavin to accept the bid from All-American Powerwash. The motion passed.

It was noted that in addition to having the signs cleaned, the STOP sign at Tierra Santa Str. and S. Border needs to be replaced. Norma requested that she be given the authority to hire a maintenance man on an hourly basis, as needed, to take care of small jobs like installing signs. The board agreed to her request.

Covenant Enforcement- Larry reported no problems.

Norma Wilson made the following request to the board members:

When any board member is discussing rules, dues, or covenant infractions, with property owners, please be very clear that these are all board decisions. Do not let the property owners think it is Norma making or enforcing the rules.

Pool – Repairs have been made on the spa. The pool is not clean enough; the pool company will need to put in some stronger chemicals. For this reason, the pool will be closed on Mondays until 3:00. Once school starts (Aug. 24), the guard will only need to be there on weekends.

Website- no complaints Under “What’s new, there is information about the security cameras.

Security-The guard continues to open the gate with his remote. He will be told again, that owners should use their own remotes.

OLD Business

1. _Response from Mr. Reyna to attorneys demand letter- no response

2. All signatures have been recorded on "Alternate Payment Schedule" and it has been filed with the county.
3. Rusty gave three verbal warnings to lot owners. The violations were corrected so no letters were sent.

NEW Business

1. News Bulletin by Hannah McCann. Board members discussed an email from Hannah offering to make a newsletter for the community. All thought it was a great idea. Roy Ochoa suggested that it be sent via email rather than delivered to mailboxes.
2. Picture of board members will be taken at the September meeting. All members try to be present.

Motion at adjourn Open Meeting and Convene Executive Session

Executive session:

No actions were taken following the executive session.

The next meeting will be Tuesday, September 8, 2015.

The meeting was adjourned at 8:50.

Minutes taken by Anne Charlton

In accordance with the normal practice this Agenda is given in good faith and in confidence, without legal liability on behalf of the author or of the Property Owners Association of Tierra Santa, Inc. Board of Directors