



MINUTES

Tuesday, November 10, 2015, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Dennis Slavin, Larry Henry, Roy Ochoa, and Hannah McCann

President Dargel called the Tierra Santa Board of Directors Meeting to order at 7:00 p.m.

Welcome

President Dargel welcomed the Board Members to the monthly meeting of the Tierra Santa Board of Directors meeting.

Public Comments

No public comments.

Approval of Minutes

A **motion** was made to approve the minutes of the October 13, 2015 Board of Directors Meeting. The **motion** was seconded and carried.

Treasurer's Report

The Treasurer reported the POA had an opening balance of \$69,430.70; had incurred expenses of \$16,542.16; had made deposits of \$5,599.29; and, closed the month with a Net Operating Balance of \$58,487.83. The Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Reserve Account was \$123,611.90. A **motion** made to approve the Treasurer's Report as presented was seconded and carried.

Board discussed impact of moving funds to the Reserve Account as mandated by past action. The term "Deposit for Tennis Court" will be changed to "Reserve for Tennis Court" to accurately reflect the line item on the budget.

Committee Reports

Architectural Control Committee – The Romero family remodeling plan was approved by the committee. Two new homes under construction will both complete shortly after the first of the year and within allotted time for construction. The board discussed the use of exterior housing products and the need to maintain the overall architectural scheme of the community. Currently, the code is for the use of stone, stucco, or brick to make up 51% of the exterior of the house. There was concurring sentiment that there needs to be more direction in the code as far as how the exterior treatment is used to maintain an overall architectural symmetry within the community. This will be explored and returned to the board for consideration at the January board meeting.

Building and Grounds – The landscaping of the islands north of the guardhouse is complete and looks great. The logo rock is in place and has received several positive comments. Repairs were made to a leaking hydrant and an email vote to replace the current island landscaping near the Texas gate to match the Westgate entrance was approved.

Covenant Enforcement – No specific infractions were reported, however, the board had a lengthy discussion of improper yard maintenance occurring on several properties within Tierra Santa. The board discussed how covenants are currently enforced and what strength the board has to enforce. It was suggested that we invite our new attorneys to attend the January Board meeting to provide us with an understanding of how covenant fines can be not just assessed, but enforced.

Pool Committee – No Report.

Website Complaints – No Report.

Websites Committee – The October Minutes will be posted after tonight's meeting and Hannah McCann will review the website to see where the old minutes are posted.

Security Committee – Rusty Dargel reported that he has tried to follow up with the Weslaco Chief of Police regarding the Semi-truck trespassing issue, however, he has received no return phone calls or messages. Mr. Dargel has also manned the Texas gate on the afternoon/evening of October 24, 2015 as the flooding made the Westgate entrance unreachable and the guard was unable to get to Tierra Santa until 2 am on October 25. He also reported that Halloween went smoothly with no incidents.

Regarding gate functioning, Rusty Dargel had discovered that there was not a siren activated sensor for the Texas Gate and that he had proceeded with having one installed as it is a critical safety issue for the community. In addition, the Westgate entrance gate is in bad shape and needs to be replaced at a cost of \$5,200. The board requested that the gate be white with reflectors on both sides so that it is clearly visible.

Old Business

President Dargel reported that no response has been received from Cottonfields Inc. regarding its share in the maintenance and upkeep to the entrance to the Tierra Santa Golf Course.

President Dargel reported that violation letters were sent to various homeowners regarding mowing, landscaping that was interfering with the golf paths and safety, and a community member whose son was speeding on a Tierra Santa Street.

The board was notified that communication was sent to community residents regarding the increase in dues and when payable as well as how to become a board member.

New Business

Hannah McCann reviewed her plans for the second issue of Tierra Santa Links. The newsletter will focus on what we have accomplished this year and seek community involvement through service on the board of directors.

The Board Member Christmas Dinner will be on December 15 at 6:30 pm.

Christmas Bonuses will be sent to regular contractors that assist with the operation of Tierra Santa e.g. landscapers, gate maintenance company, security, etc.

Executive Session

No Executive Session necessary.

Other Business

President Dargel announced the next meeting of the Tierra Santa Board of Directors is scheduled for the second Tuesday of January 2016 in the Pool House.

With no further business to discuss, a **motion** was made, seconded, and carried to adjourn.

Respectfully submitted,

Hannah B. McCann
Recording Secretary

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