



Tierra Santa Property Owners Association
Annual Meeting
Tuesday, February 16, 2016, Tierra Santa Clubhouse, 7:00 pm

MINUTES

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

Board Members Absent: Rusty Dargel

Larry Henry called the Tierra Santa POA Annual Meeting to order at 7:00 p.m.

Welcome

Larry Henry welcomed everyone to the Tierra Santa POA Annual Meeting and gave President Dargel's apologies for his absence due to a family emergency.

Approval of Minutes

Larry Henry asked for a motion to approve the minutes of the Februaryy 2015 Tierra Santa POA Annual Meeting. The motion was made, seconded, and carried.

Board of Director Introductions and Election of New Members

Larry Henry introduced the current Tierra Santa Board of Directors. He noted that Roy Ochoa was going to step down from the board for family reasons and thanked him for his service to Tierra Santa. Mr. Henry stated that Rusty Dargel and Dr. Dennis Slavin also had expiring terms but had both requested to be re-nominated for service on the board of directors. A motion was made to elect both Rusty Dargel and Dr. Dennis Slavin to another term of service on the Tierra Santa Board. The motion was seconded and carried.

Mr. Henry stated that Mr. Simon Aguilar had made application to serve on the board and that he brought good qualifications to the work. A motion was made and seconded to elect Simon Aguilar to the Tierra Santa POA Board of Directors. The motion carried.

President's Report

Mr. Henry made the President's Report on behalf of Board President Dargel. He stated that there would be a question and answer time at the end of the meeting and if questions could be held until that time, it would help business move more efficiently.

Mr. Henry reviewed the work that was done in Tierra Santa in 2015. The islands at the entrances to Tierra Santa were redesigned and landscaped and a granite rock with the community logo was placed at the main entrance. A new security firm and security cameras were installed to increase the safety of the community and a siren alert was placed on the Texas Entrance gate to facilitate

emergency response when necessary. A board members initiated a community newsletter to facilitate the distribution of information and create more community amongst the residents.

Issues that remain ongoing are concerns with parking and trespassing. Mr. Henry said that both of these concerns are a priority for the board and are addressed constantly. However, with a small board, it is impossible for us to respond to every single issue. For matters such as parking, the board asks the residents of the community to attempt to resolve issues with neighbors in a friendly neighborly fashion when possible.

Treasurer's Report

Norma Wilson presented the Year End Treasurer's Report. It was noted that the report contained some errors. The total budgeted income for 2015 should read \$184,222.00 and the actual income for 2015 should read \$181,692.00. A motion was made and seconded to accept the Treasurer's Report as corrected. The motion carried.

Finance Committee Report

Dr. Dennis Slavin made the Finance Committee report detailing how the board determines the income it can expect to complete the work that needs to be done in Tierra Santa annually. He cautioned members that the POA needs to be cognizant of its reserve account as we need to anticipate some major items such as Tierra Santa Blvd requiring repavement. While this is 5-10 year away project, it will be in the ballpark of \$100,000. Therefore, we need to ensure that we are setting funds aside for those types of projects.

Community Questions

A question was asked about the purpose for the increase in dues. Mr. Henry explained that the current year's financials ended up in the red. The increase in dues was simply to help the community end on an even basis. Currently, there are 350 lots in Tierra Santa of which the lots in Las Villas do not pay. Of the 295 remaining lots that are dues paying, approximately 100 do not pay because they are still owned by the developer, therefore, the budget for a 350 lot dues paying community, is being budgeted for by 196 lots.

A question was asked about the Professional fees as shown in the miscellaneous expenses. The Professional fees include legal fees used as needed to transact the business and activities of the POA.

Other Business

Mr. Henry announced the next meeting of the Tierra Santa Board of Directors would be Tuesday, March 8 at 7:00 pm in the Pool House.

As there was no further business, the meeting was adjourned.

Respectfully submitted,

Hannah B. McCann
Recording Secretary

In accordance with the normal practice these minutes are 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