



## MINUTES

Tuesday, June 14, 2016, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Dennis Slavin, Larry Henry, Simon Aguilar, 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

Ms. Thelma Yanez noted that a property owner appeared to be storing their boat on an empty lot and that there was construction debris also piled on the lot. She also asked if there was a possibility of having an adult swim time at the pool. She said they had had one in another community that they had lived in and it was usually the last hour the pool was open. They had enjoyed it and thought it could be a nice idea to have one at Tierra Santa.

The board responded to her inquiries noting what actions are taken when improper use of property in Tierra Santa are identified. It was also noted the boat had been removed. The board will take her suggestion for an adult time under consideration, but probably not until next season.

### Approval of Minutes

A **motion** was made to approve the minutes of the May 10, 2016 Board of Directors Meeting. The **motion** was seconded and carried.

### Treasurer's Report

The Treasurer made a report for the month of May 2016. On May 1, the POA had an opening balance of \$130,022.57; incurred expenses of \$30,307.28; made deposits of \$9,309.77; and, closed the month with a Net Operating Balance of \$109,025.06. The Reserve Account Balance was \$51,324.07 and the Tennis Court Fund was \$13,800. The combined total of the Net Operating and Reserve Accounts was \$174,149.13. A **motion** was made to approve the May Treasurer's Report as presented. The motion was seconded and carried.

### Committee Reports

President Dargel asked that prior to considering Committee reports, he would like to propose changing the name of the Pool Committee to the Pool and Playground Committee. A **motion** was made, seconded, and carried to change the name as proposed.

*Architectural Control Committee* – The new home in the Hacienda neighborhood, in Block 5, Lot 8 is under construction and scheduled to complete by October 2016. All plans and building materials were submitted and approved by the committee in advance as per community regulations.

The committee will be distributing a flyer regarding community regulations on parking, storage of restricted vehicles/trailers, and other such items. There has been an increase in concerns regarding their parking/storage on vacant lots and mowing etc.

*Building and Grounds* – It was reported that the alley repairs in Vida Dulce had been completed for a cost of \$1,260 rather than the \$5,477 originally approved by the board. This is in thanks to Larry Henry who spent time working with the contractor to ensure it was done correctly but in a more efficient and cost effective manner. One speed bump sign is not placed, but will be shortly and is included in the above cost for the project. There are remaining areas that need to be addressed and an alternative bid has been requested. This bid has come in at \$10,000 versus the original \$23,000 largely because there are several areas that could be addressed with asphalt and the original bid was strictly concrete. After much discussion, the board agreed to table action on these bids until the August meeting due to present financial concerns.

Simon Aguilar reported on the work that has been done on the Sprinkler system. The repairs were very extensive and the cost came in much higher than anticipated. The cost came in at around \$10,000. The Board discussed the reasons the repairs were so much higher than anticipated and how the board needs to address such situations in the future. Mr. Aguilar said one final repair was needed at a cost of \$500 to complete. A motion was made and seconded to do the repair at a cost of \$500 and no more. The motion passed with one negative vote.

The board agreed to table any consideration of powerwashing the curbs in the neighborhoods of Tierra Santa for the present time.

*Covenant Enforcement* – One Tierra Santa resident had been sent a letter regarding the continuance of parking a boat on a neighboring lot and also for a pile of construction debris also being on same lot. The boat had been removed and the construction debris was still present at the time of the meeting.

*Pool and Playground Committee* – Larry Henry reported that the gears for the pool were needing to be replaced. They are about \$500 for each and Eden Pools said they would order them and only invoice them as they are actually replaced. Total cost could be up to \$2,000, but expected to be \$1,000. This was agreed to be required repairs in order to keep pool operating.

Mr. Henry reported that the sign was up at the playground, the sand was being raked, and they would ask the landscaping company to be sure to monitor and eliminate any grass growing up through the sand.

*Website Complaints* – None reported.

*Websites Committee* – Hannah McCann reported the April and May 2016 minutes and the Board approved Covenant Specifications and Clarifications have been posted. She also noted that she was working with MJ to have the Covenants and rules and updates posted in an accessible and user friendly manner.

It was requested that the next Community Newsletter seek updated contact information in order to make contacting community members easier.

*Finance* – It was noted that the Board needs to look at its financial standing in relationship to what is left to accomplish this year and begin forecasting for next year and the future.

*Security Committee* – President Dargel reported that a workable solution had been reached to eliminate the semi-truck traffic along Tierra Santa Boulevard. The neighboring business had agreed to the resolution and all appears to be running as planned. The solution was to make the Border Gate operable with the neighboring business having access to that gate only. They can back the trucks into the rear property through the Border Gate and leave by the gate without traveling along the entire Tierra Santa Boulevard. This was at a cost of \$500.

It was reported that a truck had been stolen from a property owner's driveway. The truck was luckily found and returned. It is a reminder that as much as we do to maintain a safe neighborhood, property owners still need to be vigilant about the security of their property.

#### Executive Session

A **motion** was made, seconded, and carried to close the Open meeting and open an Executive session of the board. After completion of the Executive Session, a **motion** was made, seconded, and carried to close the Executive Session and re-open the Open Meeting.

Action agreed upon during the Executive Session of the board:

- 1) It was agreed that President Dargel would call a special meeting of the Board of Directors for this Saturday, June 18 at 1 pm at Norma Wilson's home to address the financial issues facing the organization. All members agreed to participate in the special board meeting.
- 2) A request will be made to our attorneys to send a letter to Cottonfields requesting that all questions sent to them regarding Tierra Santa be referred to the Tierra Santa POA Board of Directors as the owners and management of the Tierra Santa Community. This will eliminate all unnecessary confusion as to the community rules and regulations etc. for existing and prospective community members.

#### Other Business

No other business was at hand.

#### Adjournment

President Dargel announced the next POA Board meeting will be Tuesday, August 9 at 7:00 pm

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, 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