

TIERRA SANTA

PROPERTY OWNERS ASSOCIATION

Board of Directors

MINUTES

Tuesday, October 11, 2016, Tierra Santa Pool Room, 7:00 pm

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

Guests: Julio Garcia Jr., Julio Garcia Construction

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

There were no public comments. President Dargel welcomed Julio Garcia Jr. to the meeting and asked if he would provide an update on the status of the Sprinkler repairs. Mr. Garcia reviewed the work that had been done to repair and bring the system up to proper working order. It was noted that a sprinkler system is in place at the Texas Gate, however, it is not functional as it requires a source of water and a City Water Meter is required.

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the September 2016 Board Meeting Minutes. The motion Carried

Treasurer's Report

The Treasurer made a report for the month of September 2016. On September 1, the POA had an opening balance of \$82,648.82; incurred expenses of \$12,911.05; made deposits of \$7,539.96; and, closed the month with a Net Operating Balance of \$77,277.73. The Capital Improvement Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$142,401.80. A **motion** was made to approve the September Treasurer's Report as presented. The motion was seconded and carried.

New Business

President Dargel said that the Board needed to appoint a new Finance Chair to fill the vacancy left by resignation. A **motion** was made to accept the nomination of Simon Aguilar as Finance Chair. The motion was seconded and carried.

Committee Reports

Architectural Control Committee – The new home in the Hacienda neighborhood, in Block 5, Lot 8 should complete this month. The committee approved a fence project for 1102 Buena Suerte.

It was reported that several letters had been sent regarding various nuisance and/or rule violations. In addition, the website had been updated with the Rules and fines and the title for the document had been changed to read “Rules, Restrictions and Fines”. This was to clarify to the viewer where this information is found. The former title was very nebulous.

Building and Grounds – The board addressed several items needing attention in the Tierra Santa community.

Sprinkler System – It was noted that the board had already received a report on the status of Sprinkler System repairs and it was noted the repairs underway should complete in October.

Alley repair – The Board revisited the bid from Rio Rico to address the potholes in the streets and alleys for \$9,660. A **motion** made to accept the bid and proceed with the work was seconded and carried.

Powerwashing curbs Bid -- The Board agreed to discuss this maintenance item at the November board meeting, along with other maintenance work.

The Board had discussion about general upkeep issues, action taken or to be taken regarding resident yard upkeep.

Pool and Playground Committee – The repairs on the pool are now complete and the pool is closed for the season. Someone had kicked in the door to the bathroom in the pool area, however, the needed repairs had been completed.

Finance Committee – No report

Website – Website has been updated

Security – It was noted the Texas gate is operating and the motor had been repaired. A truck had hit the light pole at the Tierra Santa entrance, however, AEP had responded very quickly to replace the pole.

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) The Board received an update on the status of our attorney’s work on legal actions taken to pursue the removal of the fence placed in common area by a resident on Buena Ventura. A **motion** was made, seconded, and carried to authorize the attorney to proceed with action necessary to file an injunction requiring the removal of the fence and shrubs planted on Common Property behind the residence on Buena Ventura.

Other Business

No other business was at hand.

Adjournment

President Dargel announced the next POA Board meeting will be Tuesday, November 8, 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