

# TIERRA SANTA

PROPERTY OWNERS ASSOCIATION

## Board of Directors

### MINUTES

Tuesday, November 15, 2016, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: Larry Henry

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.

#### Treasurer's Report

The Treasurer made a report for the month of October 2016. On October 1, the POA had an opening balance of \$77,277.73; incurred expenses of \$12,292.22; made deposits of \$1,633.19; and, closed the month with a Net Operating Balance of \$66,618.70. The Capital Improvement Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$131,742.77. A **motion** was made to approve the October Treasurer's Report as presented. The motion was seconded and carried.

#### Approval of Minutes

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

#### Committee Reports

*Architectural Control Committee* – No new home construction or remodels had been approved during the past month.

The board discussed the appropriate disposal of yard waste and issues throughout the community where it was not being done appropriately. The rules and fines are included in the Rules, Restrictions, and Fines section of the website. All additions and clarifications have been posted in this section and it is up-to-date.

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

*Alley repair* – The Alley repair began on 11/15 and a couple other significant areas were added to the work order due to the severity of the potholes that had developed. This would increase the total cost to \$11,060. A **motion** was made to accept the highest cost for the work, as it is essential, raising it to \$11,060 from the original bid of \$9,660. The motion was seconded and carried.

*Sprinkler System* – Julio Garza has completed all work required on the Sprinkler system and will be providing the Tierra Santa POA Board with a map of the entire system for future use.

*Powerwashing curbs Bid* -- The Board reviewed the bid to powerwash all the curbs throughout the individual neighborhoods of Tierra Santa. A **motion** was made to accept the bid of \$\_\_\_\_\_ to powerwash the curbs throughout the community. The motion was seconded and carried.

*Stop Sign at Texas Gate* –It was noted that the Stop Sign at the Texas Gate needs to be replaced due to vandalism. As this has been an ongoing issue, the Board discussed alternative resolutions. A **motion** was made, seconded, and carried to remove the post and sign at the Texas Exit Gate and replace with a stop sign on the gate.

*Covenant Enforcement* – A letter was sent to a resident regarding a front gate that was in disrepair and allowed their dog to get loose. The resident had the gate repaired immediately.

*Pool and Playground Committee* – A suggestion was made to replace the grass in the pool area with concrete. This would simplify maintenance and make the pool more pleasant as less debris would go into the pool. The board requested that a bid be requested and would review in the Spring in anticipation of the pool opening.

*Finance Committee* – No report

*Website* – Website has been updated but Norma has experienced issues with receiving communications from the website. This problem has been rectified.

*Security* – President Dargel reported that the timers had been changed due to the end of Daylight savings time. He also reported that he had looked into getting the security system upgraded at the Texas gate, however, the cost became prohibitive. Therefore, he is not going to bring anything to the board at this time.

#### New Business

It was reported that the Heating and Air Conditioning system for the pool meeting room building needs to be replaced. A quote of \$2,400 had been received. The board decided to table action until February 2017.

#### 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.

There was no action taken on items reported during the Executive Session of the board.

Other Business

No other business was at hand.

Adjournment

President Dargel announced the next POA Board meeting will be Tuesday, December 13 at 6:00 pm and will be our annual Christmas Dinner. The next business meeting of the board will be the second Tuesday of January 2017.

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