



MINUTES

Tuesday, March 14, 2017, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Simon Aguilar, Tim Bruce, Larry Henry, 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

There were no public comments.

Committee Appointments

The President discussed Committee appointments with the Board and assignments were made as follows:

Finance Committee – Norma Wilson, Simon Aguilar, and Tim Bruce
Architectural Control Committee – Hannah McCann
Building and Grounds Committee – Simon Aguilar and Dennis Slavin
Security Committee – Larry Henry and Tim Bruce
Covenant Enforcement – Rusty Dargel
Pool & Playground – Larry Henry
Website – Hannah McCann

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the January 2016 Board meeting with grammatical correction. The motion carried.

A **motion** was made and seconded to approve the minutes of the February 2016 Board meeting with the noted change of the location from Pool House to Tierra Santa Clubhouse. The motion carried.

Treasurer's Report

The Treasurer made a report for the months of January and February 2017, as there was only a single purpose board meeting held in February to elect Board Officers.

On January 1, the POA had an opening balance of \$71,459.67; incurred expenses of \$9,350.24; made deposits of \$64,061.31; and, closed the month with a Net Operating Balance of \$126,170.74. The Capital Improvement Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$191,294.81.

On February 1, the POA had an opening balance of \$126,170.74; incurred expenses of \$13,558.67; made deposits of \$20,619.10; and, closed the month with a Net Operating Balance of \$133,231.17. The Capital Improvement Reserve Account Balance was \$65,124.07. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$198,355.24.

The Treasurer made a recommendation that \$14,530.40 be moved to the Reserve Account. These are past dues that were collected in 2016 and it has been the practice to move such collected funds to the Reserve Account for major Capital Improvements. A **motion** was made to move the \$14,530.40 in collected past dues and charges to the Reserve Account and to do this annually at the end of the year. The motion was seconded and carried.

Some questions were raised regarding the variance in pool maintenance costs. The Pool and Playground Committee will meet with Eden Pools regarding the invoicing, request a bid for an annual fixed cost, and if not satisfied, bid out the pool maintenance for a better pricing arrangement.

A request was made to have the cost for landscaping the common areas of the community divided out from lawn maintenance on the Treasurer's Reports to provide a clearer picture of the POA's costs. This will be done.

A **motion** was made to approve the January Treasurer's Report as presented. The motion was seconded and carried.

A **motion** was made to approve the February Treasurer's Report as presented. The motion was seconded and carried.

Committee Reports

Finance Committee – Mr. Aguilar reported that at present the organization is under budget for the year.

Architectural Control Committee – Two properties have begun work on the exterior of their properties without submitting appropriate reports to the ACC. A request for these forms will be sent out. Otherwise, no activity.

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

Sprinkler System – Simon Aguilar reported that Mr. Julian Garcia still had not built the housing for the pump or provided the map of the sprinkler system as requested. Mr. Aguilar will contact Mr. Garcia requesting completion.

Alley Repair – The board discussed an alley in the Vida Dulce neighborhood that is being worn away and destroyed primarily by the garbage trucks. A bid had been provided by Rio Rico Construction to rebuild that portion of the alley to eliminate this problem

and ongoing expense of repair. A **motion** to accept the Rio Rico Construction bid for \$1,450.00 to do the needed repair was seconded and carried.

Covenant Enforcement – President Dargel said that warning letters have been sent to some homeowners for violations and both have communicated a date by which they will bring property back into compliance. Other issues in community were discussed such as yards requiring mowing and continued violation of the appropriate storage of garbage cans. Notices will be placed in mailboxes regarding the garbage cans and how they should be maintained and the committee will continue to monitor the lawns requiring mowing.

Pool and Playground Committee – The board reviewed various suggestions for creating a lower maintenance pool area. The lawn maintenance people often overlook mowing the grass inside the pool area and when they do, they allow grass clippings to get into the pool and hot tub and fail to remove them... However, it was decided that they were all too cost prohibitive and we will continue to work with J Crew to see that area is mowed properly. Ms. McCann will also look into the possibility of getting paving stones donated or at a much reduced price. If this is possible, the board may revisit the suggestions.

It was noted that the Guard will be requested to log in guests at the pool at 3 pm beginning at the end of May with the close of schools.

Website – It was mentioned that the 2016 Annual Meeting minutes will be corrected to have the “draft” removed and reposted to the website. The 2017 Annual Meeting minutes have been posted in draft form as required. In addition, a problem with the posting of the POA Rules and Regulations and Amendments had been brought to our attention. Ms. McCann will work with the programmers at “Bliss” to get the postings corrected and working.

Security – President Dargel reported that a complaint of guard harassment had been reported and had been resolved.

Old Business

The Board decided to not replace the AC in the Pool Room as it appears to be working.

New Business

There was no New Business to come before the Board.

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.

Actions agreed upon during the Executive Session of the board:

A lot owner corrected a covenant violation regarding the placement of the lot owner’s fence and, therefore, the violation was resolved by an agreement between the president and our attorneys as per board agreement. No further action was needed on additional items discussed during the Executive Session.

President Dargel announced the next POA Board meeting will be held on Tuesday, April 11 at 7 pm in the Tierra Santa Pool Room.

Adjournment

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