



MINUTES

Tuesday, April 11, 2017, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Dennis Slavin, Simon Aguilar, Larry Henry, Zulema Ochoa, Tim Bruce, 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 Assignments

President Dargel asked Zulema Ochoa if she would be willing to serve on the Architectural Control Committee. Ms. Ochoa agreed.

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the March 2017 Board Meeting Minutes with the following correction being made: page 2 under the Building and Grounds Committee should reflect Mr. Julian Garcia rather than Mr. Garza. The motion Carried

Treasurer's Report

The Treasurer made a report for the months of March 2017. On March 1, the POA had an opening balance of \$133,231.17; incurred expenses of \$24,974.85 (includes the transfer of \$14530.40 to the reserve account); made deposits of \$13,968.99; and, closed the month with a Net Operating Balance of \$122,165.31. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$201,819.78.

A **motion** was made to approve the March 2017 Treasurer's Reports as presented. The motion was seconded and carried.

Committee Reports

President Dargel encouraged committees to take the initiative to do the work of their committees as set forth in the organization's committee descriptions. Committees do not need to get permission from the board to do the ongoing work of the committee.

Finance Committee – Mr. Aguilar reviewed the work the committee is doing to improve the financial reports in order to help the board make financially sound decisions.

Architectural Control Committee – A request for a fencing project has been made for 3814 B Shea. The committee is reviewing it, however, it should be approved as meets community guidelines. It was noted that a request had been attached to build the fence a section at a time. This request will not be agreed to as it does not follow Tierra Santa Rules and Regulations.

The committee had also been contacted about the rules and regulations on building a new residence by a new lot owner. Ms. McCann had directed him to the information needed and is expecting building plans to be submitted in the near future.

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

Alley Repairs Complete – The alley repairs in Vida Dulce have been completed.

Sprinkler System – Simon Aguilar will check to see if working as supposed to

Las Cruces Entrance Sign – Discussion was had as to how best repair the cracks developing in the Las Cruces Community entrance sign and the light bulbs need have been ordered and will be installed upon receipt. A **motion** was made to pay Julian Garcia to repair the crack. The motion was seconded and then failed for lack of a majority vote.

Las Cruces Median Landscaping – the board received bids for alternative ways to landscape the median in the Las Cruces neighborhood. After much discussion, a **motion** was made and seconded to accept JCrew's quote with the following change: remove the 3 Spanish Daggers and replace with 16 Yuccas. This would have a total cost of approximately \$6,500.00. The motion carried with one abstention.

Bid on Landscaping on Islands outside Texas gate – the board received a bid to landscape the islands outside the Texas gate in order to make that entrance to Tierra Santa more presentable. After some discussion, the bid was rejected with no action taken as the islands do not belong to the Tierra Santa POA.

Covenant Enforcement – A report had been made about a jet ski being parked in a vacant lot. The report is in the process of being addressed. Also, several reports had been made regarding roaming dogs.

Pool and Playground Committee – The board discussed the maintenance cost for the pool. After a review of the costs, it appears that Tierra Santa POA is being overcharged for the chemicals used in the pool. It was recommended that we provide our own chemicals for the pool and see if that reduces our maintenance costs.

Website – Ms. McCann explained to the board the issues that are apparent for users of the website pertaining to community rules and regulations. She is currently working with the website designer to correct these difficulties to make the website more user friendly. She hopes to have the work completed very quickly.

Security – President Dargel reported the guards reported no incidents. There was much discussion about how the guards are performing their responsibilities, primarily their utilizing their own vehicle instead of the guardhouse and not getting up and greeting guests and residents as they approach. The Security Committee will meet with the guards again to go over proper procedures.

New Business

A family had reported that someone was flying drones over their property and violating their privacy. The Board agreed this is an unacceptable violation of the neighborhood's privacy and security. The board authorized a flyer to be placed in resident's mailboxes regarding this matter and that drones are not allowed to be used within the boundaries of Tierra Santa. In addition, a policy regarding drones within the Tierra Santa boundaries will be brought to the board for approval for addition to the Rules and Regulations at the next meeting.

A complaint was made regarding the uneven sidewalks along Tierra Santa. This creates a liability for the association if someone were to trip and fall. This matter and possible solutions will be looked into and brought to the board at a later time.

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.

Other Business

No other business was at hand.

Adjournment

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