



MINUTES

Tuesday, May 9, 2017, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: Zulema Ochoa

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.

Public Comments

There were no public comments.

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the April 2017 Board Meeting Minutes. The motion carried.

Treasurer's Report

The Treasurer made a report for the month of April 2017. On April 1, the POA had an opening balance of \$122,165.31; incurred expenses of \$10,751.64; made deposits of \$15,384.02; and, closed the month with a Net Operating Balance of \$126,797.69. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$206,452.16.

After some discussion, a **motion** was made to approve the April 2017 Treasurer's Report as presented. The motion was seconded and carried.

Committee Reports

Finance Committee – Mr. Aguilar reported that the organization is under budget for expenses. He reviewed the status of POA fees payments and noted that POA fees will again be 80% or more which is very good by industry standards.

Architectural Control Committee – The fence project at 3814 B Shea has been completed. No other project requests.

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

Sprinkler System – A question was raised as to the status of the sprinkler system as several areas are getting brown. Valve #5 had broken, but has now been repaired. The committee will look into increasing the number of times the system runs or increasing the duration to see if the brown areas can be corrected.

Las Cruces Entrance Sign – Discussion was had as to how best repair the cracks developing in the Las Cruces Community entrance sign. A **motion** was made to pay Julian Garcia \$350 to repair the crack. The motion was seconded and carried.

Tierra Santa Dr. Potholes – The Board received bids to repair the potholes on Tierra Santa Dr . After discussion, a **motion** was made and seconded to proceed with Rio Rico construction's bid of \$1600.00. The motion carried.

Sealcoating Tierra Santa Boulevard – A bid was presented to the board to Seal Coat Tierra Santa Boulevard from the Westgate Entrance Gate to the Texas Gate. After much discussion and questions were asked about the process, a **motion** was made to table the item for future discussion after further information could be gathered for the board. The motion was seconded and carried. The board will invite Brad from Rio Rico to attend a future meeting to explain the benefits of the sealcoating and answer questions.

Los Cruces Landscaping – It was noted that no progress had been made on the median landscaping. The committee will look into the status of the project.

Community Entrance Signs - It was reported the Westgate Entrance sign appears to not be lighting at night. The committee will check on when the light is scheduled to come on and see that both entrance signs come on at the same time.

Covenant Enforcement – President Dargel reported that the boat had been removed from empty lot 14 in the Tierra de Oro community. The home on Tierra Bella had repaired their fence. The committee had also distributed flyers regarding the proper storage of garbage cans; proper restraining of pets; and, the banning of the use of drones within the community.

Pool and Playground Committee – The lighting around the pool was being repaired and the bracket for the camera was repaired for the meantime. The pump for circulation in the pool was replaced at a cost of \$675, however, the leak was still occurring. Eden Pools was coming to see where the leak is and why. The pool safety gear that was in disrepair was recently replaced. The guards will begin logging in lot owners on May 26th.

Website – Ms. McCann reported that the March Minutes had been posted and that the corrections on the posting of the amendments was underway.

Security – President Dargel reported the guards reported no incidents. It was reported that the guards are not emptying the trash cans in the pool area.

New Business

No new business

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, June 13 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