



## MINUTES

Tuesday, June 13, 2017, Tierra Santa Pool Room, 7:00 pm

Board Members Present: Rusty Dargel, Norma Wilson, Zulema Ochoa, Simon Aguilar, and Tim Bruce.

Anne Charlton (ACC ) was present to take the minutes.

Board Members Absent: Larry Henry, Hannah McCann, and Dennis Slavin.

President Dargel called the Tierra Santa Board of Directors Meeting to order at 7:00 pm.

1. Welcome: \_President Dargel welcomed the board members. He thanked Anne Charlton for coming to take minutes. He also welcomed visitors Dominic Reyna and Zeke Reyna.
2. Public Comments

Dominic Reyna gave a presentation on roofing materials that he would like to be able to use on new construction instead of the required tile. He explained that the cost of tile was keeping people from building in Tierra Santa. Zeke Reyna also spoke in favor of the less expensive composition. President Dargel said that the board would discuss the possibility of changing the requirements during executive session. He said he would report back to them.

3. Approval of the Minutes:

The minutes of the May meeting were distributed and time was given to read them. A motion was made and seconded to approve the minutes of the May 2017 minutes.

4. Treasurer's Report:

The Treasurer gave the report for the month of May 2017. The major points were as follows.

Beginning balance May	\$126,797.69
Expenses in May	14,592.96
Deposits in May	2,656.28
Ending balance	114,861.01
Reserve account	79,654.47

Total ending balance May      \$194,515.48

A motion was made and seconded to approve the treasurer's report.

#### Committee Reports

##### A. Finance Committee

Board member Simon Aguilar reported on a study of the budget. He reported that the POA was 28% under budget at this time. The only adjustments that may need to be made in the future are in the water and road repairs sections, as they are almost out of money. President Dargel noted that there have been major sprinkler repairs and major road and alley repairs, but there should not be as much in the future.

It was moved and seconded to approve the finance report. The motion passed unanimously.

##### B. Architectural Control Committee

Hannah McCann sent an email reporting on a request from a homebuilder on the west side of Border. He is not required to be part of the POA, but does want to follow the rules in the covenant. She told him we appreciated his cooperation. The plans were within guidelines.

She also reported that the committee approved the construction of a pergola on Santa Cielo and a redoing of the stucco on the same home.

##### C. Building and Grounds

a. Sprinkler system report: Sprinkler system is finished. Julio submitted a bid of \$200 a month to monitor the system on a weekly basis for maintenance needed. POA would pay for repairs. It was suggested that maybe JCrew (Jacob) should be the one monitoring as the mowers are the ones who run over the sprinkler heads. It was moved and seconded to accept Julio's bid on a 3-month trial. The motion passed.

It was also noted the JCrew should be asked to pick up trash in the plant areas. Also Rusty Dargel noticed that palm tree fronds had blown down in the easement areas. It was decided to ask the golf course maintenance men to pick these up as they are on golf course property.

b. Repair to sign at entrance of Las Cruces. Julio did the repairs, but he did not give any guarantees.

c. Repair by Rio Rico on Tierra Santa Dr. potholes and 2 on Club de Amistad. Work is completed.

d. JCrew added landscaping to the median planter box on Las Cruces. It looks much nicer, and Norma distributed flyers to residents in Las Cruces reminding homeowners to keep their homes and yards neat.

e. Ditch behind east houses on Las Cruces. A property owner was asking if a fence could be put up along the ditch. POA cannot do this as it is on city land. Norma Wilson noted that the home owners need to keep it clean and trimmed. Simon will also talk to Olga Noriega about having the city clean it.

f. Tim Bruce noted that the wall along Tierra Santa has many bare spots that need to be either replanted or repainted. Zulema Ochoa said she had several Esperanza bushes she would donate for JCrew to plant. Rusty will get with Jacob (JCrew) to see what should be done.

##### D. Covenant enforcement

- a. Several lot owners were sent violation letters in regards to exposed boats on their driveways.
- b. A home in Tierra de Oro has a motor home parked inside the fence. It is only visible from the alley. The board decided a letter should be sent asking him to move it.

#### E. Pool and Playground

- a. The bracket on the pool camera has been fixed.
- b. Continue to table discussion of replacement of grass areas around the pool.
- c. The guard is logging everyone into the pool area. (Since May26)
- d. Guard hours. A discussion was held on what the duties of the guard are, and what his hours should be. It was stated that he was there to prevent the unauthorized letting in of friends, and to supervise behavior. After several suggestions, a motion was made that the guard's hours should be changed to starting at 5:00 pm and working until 10:00 pm. The pool guard would lock the pool when he leaves at 10 pm. The front gate guard will unlock the pool at 5:00 am. The motion was seconded and passed. It was also noted that the pool is closed on Mondays. A new sign is needed to show when the pool is closed.

#### F. Website

President Dargel noted that the April minutes had been posted.

#### G. Security

Tim Bruce reported that there were no security incidents. Police have been called, but they were for private, domestic problems.

New Business None

Motion to close the Open Session was made, seconded and approved.

A Motion to open the Executive Session was made, seconded and approved.

Anne Charlton left the meeting during the Executive Session.

Motion to close the Executive Session and to Re-open the regular session was made and approved.

No actions were taken following the Executive Session. The board considered the ideas presented by visitors and will have further information later.

The next POA Board of Directors meeting is scheduled for Tuesday, August 8, 2017 at 7:00 pm. President Dargel said he may need to schedule a special meeting in July.

Motion to Adjourn.

Minutes taken by Anne Charlton

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.