

# TIERRA SANTA

PROPERTY OWNERS ASSOCIATION

## Board of Directors

### MINUTES

Tuesday, August 8, 2017, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: Zulema Ochoa

Guests: Rolando and Olga Noriega

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.

#### Guest Speaker

President Dargel introduced Olga Noriega as the District 3 City Commissioner and gave her the floor for comments. Ms. Noriega provided a status of business at City Hall, what she was working on, and made a generalized plea for support in her upcoming election run. She listened to needs expressed by the board for how the City could serve the community better. At the end of her presentation, President Dargel thanked her and wished her well in her election run.

#### Public Comments

None

#### Approval of Minutes

A **motion** was made and seconded to approve the minutes of the June 13 Board Meeting Minutes. The motion carried.

#### Treasurer's Report

The Treasurer made a report for the month of June 2017. On June 1, the POA had an opening balance of \$114,861.01; incurred expenses of \$28,735.48; made deposits of \$19,129.43; and, closed the month with a Net Operating Balance of \$105,254.96. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$184,909.43.

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

The Treasurer then made a report for the month of July 2017. On July 1, the POA had an opening balance of \$105,254.96; incurred expenses of \$13,105.41; made deposits of \$3,593.00; and, closed the month with a Net Operating Balance of \$95,742.55. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$175,397.02.

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

### Committee Reports

*Finance Committee* – Mr. Bruce reported that the organization is currently about 20% below its run rate and performing well.

*Architectural Control Committee* – There are 3 houses under construction on Tierra Escondida, one being built by Abigail Homes out of McAllen and the other two by A & M Homes here in Weslaco. Another home is being built by Dominic Reyna on Hacienda del Sol. All projects turned in requested forms and material samples.

Ms. McCann requested that the board file updates to the building requirements with the County so that lot buyers would receive them with their closing documents. By telling them that there is additional information has caused confusion and this would simplify the process. Other action that has been taken to relieve the confusion is that the document section of the website has been altered to simplify the process of getting to the restrictions and covenants and the required building/remodeling application forms. The change was discussed and a suggestion was made to move the building/remodeling rules and forms to be the first item under documents. Ms. McCann will get this done.

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

*Sprinkler System* – Julio Garcia Jr. and Rusty Dargel physically inspected system and identified several items that are being addressed.

*Disposal of Grass Clippings* – It was noted that several homeowners are not disposing of their lawn clippings properly including blowing them into the street where they root and cause damage to the streets. It was suggested that a flyer be placed around the community reminding homeowners of the proper way to dispose of yard waste, their responsibility to do so, and the fines that can result for those who don't.

*Proper Pet Care* – Several pet owners are walking their dogs and not picking up after them. This could be included on the flyer regarding yard waste.

*Tierra Santa Blvd Signage* – Several signs along Tierra Santa Boulevard are in need of replacement. Ms. Wilson will order new signs and have them installed.

*Covenant Enforcement* – President Dargel reported the Golf Course had complained about residents dumping their yard waste on their property again. They had agreed to contact the homeowners that were likely to be the ones doing it.

Complaints were received about vehicles being parked on homeowner lots. The committee would address this behavior with the reported homeowner.

*Pool and Playground Committee* – The lighting around the pool had been repaired.

*Website* – Website activity had been reported within the ACC Report.

*Security* – The guards had inadvertently opened the pool on Monday. This was addressed. Some discussion ensued regarding the clasp on the pool gate and how to be replace. The guard will remain at the pool until Labor Day. After that, the guard will only be there on weekends until the pool closed the 1<sup>st</sup> of October.

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, September 12, 2017 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