



TIERRA SANTA BOARD OF DIRECTORS

MINUTES

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

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

Board Members Absent: Rusty Dargel and Zulema Ochoa

Guests: Infan Rana, Property Owner; Mario Aguirre, Complete Automation

Acting President Tim Bruce called the Tierra Santa Board of Directors Meeting to order at 7:00 p.m. He asked the board to take a moment of silence to honor the memory of Connie Dargel, Rusty Dargel (Board President). He noted that President Dargel had asked him to stand in as acting President for this meeting.

Acting President Bruce shared the Memorial Service for Connie Dargel would be on Saturday, November 18 at 10 am at First Baptist Church, Weslaco, Texas.

Welcome

Acting President Bruce welcomed the Board Members to the monthly meeting of the Tierra Santa Board of Directors.

Public Comments

Acting President Bruce asked for public comments. Mr. Infan Rana said he has loose gravel and mud in front of his home that is destroying the street. The cause seems to be run-off from vacant lots in the area that do not have grass near the curbing and allowing dirt and gravel to run off and settle at the curb in front of his home. The Board said they would visit with a contractor to seek a remedy to the problem. Acting President Bruce asked Simon Aguilar to arrange a time to meet with the contractor and Mr. Rana.

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the October 10, 2017 Board Meeting Minutes. The motion carried.

Gate Automation System

Acting President Bruce introduced Mario Aguirre of Complete Automation to update the Board on issues with the current gate operation system. It is outdated and will not be capable of handling the entire community need once it is built out. Mr. Aguirre suggested that a remedy might be the Elika

460 Access Control System. It will use wifi or voice over IP to program and will allow owners to access gate entry and exit with an app on their phones. Storage is almost limitless as it utilizes the Cloud and it logs events as they occur. Potentially, it could allow us to reduce the security guard cost. After some discussion, the Board asked for some additional information and said they would take it under advisement once they had that information in hand. Mr. Aguirre was thanked for his time and presentation.

Treasurer's Report

The Treasurer made a report for the month of October 2017. On October 1, the POA had an opening balance of \$83,430.80; incurred expenses of \$19,445.14; made deposits of \$10,061.67; and, closed the month with a Net Operating Balance of \$74,047.33. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$153,701.80.

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

Committee Reports

Finance Committee – Mr. Aguilar reviewed the Profit and Loss Statement with the Board. To date, the organization is tracking well. He noted that the POA had received back money owed of approximately \$4,000 when a home sold. It was also reported that the 2018 assessments had been mailed and that 2 property owners had already paid their dues for 2018.

It was suggested the Board consider a long term plan to repair/replace all Tierra Santa Roads. Mr. Aguilar was going to see if Brad from Rio Rico would do this for under \$500 by the March meeting.

Ms. Wilson reported that \$100 donation was made to MD Anderson in memory of Connie Dargel. She also reported that it was going to cost \$150 to have the Christmas Decorations put up and taken down.

Architectural Control Committee – Ms. McCann reported that the five homes under construction in Tierra Santa are moving along. Because of the construction schedule, Ms. McCann asked if the board would review a request made by one of the new home owners building on Tierra Escondida. The Ramirez family had chosen an alternative roof that was suggested in our documents on our website. Their home has currently been delayed six weeks because they cannot find a roofer with the experience to install it. Ms. McCann shared the alternative type of roof they wanted to use instead. It is metal, but will look like a slate roof when installed. The board reviewed the materials provided and said they had no objections. Ms. McCann will tell Mr. Ramirez that they can proceed with the alternative roof type.

A resident in the community had constructed a fence on property that they bought next to their lot. They did not submit a request to build the fence and it has been erected in violation of several Tierra Santa building restrictions. Mr. Bruce had met with the homeowner regarding the matter. While not happy with the fact that the POA would probably ask him to change his fence, Mr. Bruce feels that he will comply. After discussion of the situation, the Board will require the homeowner to abide by the 7' easement on the street side of the property; he will need to have the fence come no further forward than the front wall of his home; and, the structural components of the fence must be hidden

on the street side of the fence (not on the alley). He will have 30 days to bring the project into compliance.

Building and Grounds:

Sprinkler System – 8 heads were replaced due to age. The Water bills had been very high and they were going to ask Julian Garza to be sure that they would not come on if raining and check their programming to ensure they were working economically.

Tree Trimming on Tierra Santa Boulevard -- the project is complete at double the quoted cost.

Rio Rico Street & Sidewalk Repair – the work is complete and we will be invoiced in November.

Alley Use Issues -- garbage pick-up on streets only began on November 1 and so far appears to be going well. It would be appropriate for us to determine any repair work in the alleys and get it complete in the coming year.

Covenant Enforcement – The board discussed some ongoing concerns and will keep working with the neighborhood watch process – each board member is assigned a certain area of Tierra Santa to watch and provide notifications to homeowners when violations occur.

Pool and Playground Committee – A request had been made to extend the pool season. After some discussion, it was decided to table any action until after new members were elected to the Board and a new pool chairperson was assigned. Currently, we do not have a Board member that can take over the pool responsibilities.

Website – The website is up to date and minutes have been posted.

Security – The guards are now on duty beginning at 6 pm every evening. This began November 1, 2017. Norma Wilson said we need to provide the Clubhouse with the requirements for guest lists from people having parties there.

New Business

No new business.

Executive Session

A **motion** was made to close the open session and open an Executive Session. The motion was seconded and carried.

A motion was made to close the Executive Session and re-open the open session. There was no action taken during the Executive Session.

Other Business

Acting President Bruce said he would work on securing the Clubhouse for the Annual Meeting of the Tierra Santa POA Board on February 13.

A **motion** was made, seconded, and carried to approve the proposed car decals for 2018.

Adjournment

Acting President Bruce said there is no meeting in December. The board will meet at Cortino's Restaurant for the annual Christmas dinner at 6:30 pm on Tuesday, December 12, 2017

The next meeting of the board will be Tuesday, January 9, 2018 at 7:00 pm in the Pool Room.

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