



Minutes of Annual Membership Meeting

February 7, 2017, 7:00 pm

Tierra Santa Clubhouse

CALL TO ORDER

President Rusty Dargel called the meeting to order. The board members present were Norma Wilson, Dennis Slavin, Simon Aguilar, Larry Henry, and Hannah McCann. A quorum of property owners were present.

The president introduced the members of the board and let the membership know what board position they held and what committee they chaired/served.

APPROVAL OF MINUTES

President Dargel asked for those present to review the minutes of the 2016 Annual Membership meeting and offer a motion for approval. A **motion** was made, seconded, and approved to accept the minutes as presented. The minutes were approved.

TREASURER'S REPORT

Board Treasurer Norma Wilson provided the Treasurer's Report. The membership asked for a breakdown of the costs that were included in the \$43,000 Repairs line. The Association had several large ticket items that had occurred during the year, some anticipated and some not. The large dollar items were the overhaul of the sprinkler systems that maintain the common areas throughout the community; repair of potholes in alleys and along Tierra Santa Boulevard; replacement of the playground equipment and re-landscaping the site of its location; replacement of pool complex gates; and, replacement of the main entrance gate which had become structurally weak not allowing it to operate correctly. There were several other ongoing, normal maintenance costs included as well.

There were also several questions raised and answered regarding the legal fees reported. The board responded they were in relationship to foreclosure expenses, fee collections, and a couple of lawsuits that are currently in progress and public comments would be inappropriate at this time. However, the association feels that it is in a good position with each case. In regards to a question about how the board responds to these actions on properties, it was stated that the board's policy and procedure is to act on these items immediately and fully to collect on behalf of the Tierra Santa POA. Our association currently has an 80% collection rate

which is very respectable for gated communities, with the industry average being closer to 70%. Finally, in response to a question regarding the number of lots that are not in active status, it was explained that a significant number are still owned by the developer who is not required to pay dues and the others are lots that have been sitting with dues and taxes unpaid for so long that they are “underwater” and no one will buy them. These are deemed to be uncollectible.

ELECTION OF BOARD MEMBERS

Of the current board membership, Hannah McCann has served a full-term and has agreed to serve again if re-elected. A **motion** was made to nominate Hannah McCann to another term. The nomination was then seconded and carried.

From the membership, applications for service on the board were received from Zulema Ochoa and Tim Bruce. **Motions** were made to nominate and elect Ms. Ochoa and Mr. Bruce. The motions were seconded and carried.

2016 ACCOMPLISHMENTS

President Dargel provided a summary of the projects the board had undertaken in 2016:

1. As previously discussed, the entire sprinkler system used to maintain the common areas of the community, was overhauled and repaired. This was extensive but should now serve the community well and be significantly more cost effective.
2. The playground equipment by the pool was rotten and termite infested. A new play system was purchased and installed with an appropriate base for the protection of the children and also designed to increase the longevity of the equipment.
3. All curbing and guttering throughout Tierra Santa’s subdivisions were power-washed. This serves to beautify the neighborhoods and aides in the longevity of the roads.
4. A significant pothole repair program was undertaken to repair a majority of the alleys and several areas along Tierra Santa Boulevard. These repairs were made with rebar and cement in order to provide longevity to the repairs.
5. The entrance gate at Tierra Santa’s main entrance had become structurally weak and frequently would not open and close properly. This was due to poor quality materials being used in its manufacturer. The gate was replaced with a sturdier gate made with stronger and higher quality materials.
6. The entrance and service gates to the pool complex had become rusted beyond repair and were replaced.

MEMBERSHIP QUESTIONS AND ANSWERS

Community members that live in the Condo area stated that the medians were in poor condition and needed to be made to look presentable. The board will address the situation by looking into the presence of a sprinkler system for the medians and implementing appropriate landscaping.

Another community member reported that the security guards were either sitting in the guardhouse or in their car and wouldn’t come out if they recognized the vehicle as a homeowner. A personal connection between the guard and residents is important to have an

effective security program. Comments were also made about the guard not being allowed to open the gate for a resident and the pros and cons. After additional discussion regarding increasing security for the community, the board stated the current activity of the guards will be addressed and the other ideas and suggestions would continue to be studied and considered.

A few areas of activity within the neighborhood were discussed and what steps have been or are being taken to address them.

As there were no other questions, the meeting was adjourned.

Respectfully Submitted,

Hannah B. McCann
Recording Secretary

In accordance with the normal practice this Agenda is 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