



POA of TIERRA SANTA BOARD OF DIRECTORS

MINUTES

Tuesday, January 9, 2018, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: None

Welcome

At 7:00 p.m., President Dargel welcomed the Board Members to the monthly meeting of the Tierra Santa Board of Directors. He thanked the board for their support during his wife's illness and recent death. He then called the Tierra Santa Board of Directors Meeting to order.

Public Comments

There were no Public Comments.

Approval of Minutes

A **motion** was made and seconded to approve the minutes of the November 14, 2017 Board Meeting Minutes. The motion carried.

Treasurer's Report

The Treasurer made a report for the month of November 2017. On November 1, the POA had an opening balance of \$74,047.33; incurred expenses of \$19,555.25; made deposits of \$13,585.04; and, closed the month with a Net Operating Balance of \$68,077.12. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$147,731.59.

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

The Treasurer made a report for the month of December 2017. On December 1, the POA had an opening balance of \$68,077.12; incurred expenses of \$17,613.27; made deposits of \$47,037.61; and, closed the month with a Net Operating Balance of \$97,501.46. The Capital Improvement Reserve Account Balance was \$79,654.47. The combined total of the Net Operating and Capital Improvement Reserve Accounts was \$170,966.13.

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

Committee Reports

Finance Committee – Mr. Aguilar and Mr. Bruce reviewed the Profit and Loss Statement with the Board. The organization is tracking well with expenses on target and a positive ending to the year. They also discussed how POA dues receipts had been accounted for in the past and how they would be accounted for from this year forward. Formerly, they were recognized when received which did not provide a good picture of financial standing. They will now be recognized in the period in which they are meant for i.e. POA dues received in December for the next year will not be recognized as income until the next year.

A **motion** was made to move \$17,000 in past dues that were recovered to the Capital Reserve Fund. The motion was seconded and carried.

Architectural Control Committee – Ms. McCann reported the five homes under construction in Tierra Santa are moving along. Two other home remodeling plans had been submitted and approved. She is anticipating another building plan, but it has not been received at this time.

Building and Grounds:

Sprinkler System – The sprinkler system will remain off until the first of March. If needed to be turned on prior to that date, an email vote will be taken.

Streets – The board discussed some street issues that had been brought to its attention. In order to address the issue affecting a property in Bella Vista, the board would authorize a onetime cleanup of the area and have JC3 provide an estimate of what kind and if adding ground cover would reduce or stop the runoff. The drainage that would need to be added to resolve the issue is too cost prohibitive. A call to the City of Weslaco will be made regarding a dip forming in a road in Tierra Santa that appears to be connected to a potential fire hydrant water pipe leak.

Covenant Enforcement – The board discussed distributing a flyer regarding proper storage of garbage cans and proper car parking within the Tierra Santa community. A letter will be sent to the owner of a vacant lot that habitually blows grass clippings and trash into the street and their neighbors' properties.

A **motion** was made and seconded to get bids on placing speed bumps on Tierra Encantada from Julio Garcia as well as a source that Hannah McCann is familiar with. The motion carried.

Pool and Playground Committee – The request to extend the pool season was discussed. After discussion, it was decided not to extend the pool season as the use of the pool would be minimal enough to not merit the expense.

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

Security – It was reported that the guards had been provided guest lists for 2 events at the Clubhouse and one list for a private party.

The Board brought President Dargel up to speed on a new gate opening system that could work to provide stronger security more efficiently and economically. It is a system that the board has been made aware of for consideration at a later date when it would become necessary to replace the current system and/or for other security considerations. No action is needed or being considered at this time.

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

President Dargel reported that Weslaco ISD had received the requested clicker for the Texas Gate. He also stated that flyers for Board Applications would be distributed and the necessary notifications for the Annual Meeting to be held on February 13 would be done.

Adjournment

President Dargel said the next meeting of the board will be Tuesday, February 13, 2018 immediately following the Annual Meeting which will be held in the Clubhouse.

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