

MI N U T E S

Tuesday, March 13, 2018, Tierra Santa Pool Room, 7:00 pm

Board members present: Rusty Dargel, Time Bruce, Norma Wilson, Simon Aguilar, and Drew Hadzima.

Anne Charlton was present to take minutes. Hannah sent her proxy to Anne.

Board members absent: Hannah McCann, Dennis Slavin

Welcome

President Dargel explained that Anne Charlton would be taking the minutes in Hannah’s absence, and that Hannah had requested that Anne vote as her proxy. Rusty then called the meeting to order.

Public Comments

There were no visitors or public comments.

Handouts

President Dargel passed out two handouts.

1) A list of Board members for 2018 and Committees plus Committees Responsibilities

2) A Correction of the POA expenses for December 2017. A total of $27.11 had been mis-posted. The corrections were noted. It was moved and seconded to accept December 1017 expenses as corrected. The motion passed.

Approval of minutes

The minutes of the January 9, 2018 were passed to the members. Tim Bruce made a couple of changes to the financial part of the report. It was moved to accept the minutes as corrected.

The minutes of the February 13, 2018, meeting was distributed. This was a short meeting following the annual meeting at which the officers were elected. It was moved and seconded to accept the minutes. The motion carried.

Treasurer’s Report

Norma stated that the January report would be emailed to the board members.

Norma presented the POA income and expenses for February, 2018. She noted that the sprinkler system has been turned off, resulting in lower expenses than normal. It was moved and seconded to accept the February report. The motion carried.

Committee Reports

Finance committee – Tim Bruce presented and YTD summary of the budget and expenses. He stated that we are in a good position.

ACC – Seven houses are under construction. Four of those will be new POA dues payers.

Buildings and grounds –

Sprinkler system- The sprinkler system has been turned off. However, things are beginning to look a little brown, and it will be turned on again. Discussion was held as to how much they should be on; it was decided to try setting back to 10 minutes instead of 20. It will still run three times a week. Simon will inform Julio Garcia.

Dirt removal from streets/curbs – Rain has delayed getting a bid on this project. Rusty will inform the board when he has the bids.

Covenant Enforcement – Rusty Dargel reported that there had been a problem with home owners allowing their dogs to fun loose. The police were called. Homeowners have promised to keep the dogs penned up.

Pool and Playground – the pool opened on March 1. Norma will hire a cleaning person to clean bathrooms and pool area. It will be done every other week until summer. In June, July, and August the cleaning will be done weekly.

Website – The approved minutes for the 2017 annual membership meeting are on the site. It is not clear if draft minutes for 2018 will be placed on the website before they are approved at the next annual meeting. Norma noted that the logo has been changed. The shield is not used now, and the name has been made to match the official name. The new email address is for POA residents to contact Norma is [norma@poaoftierrasanta.com](mailto:norma@poaoftierrasanta.com) .

Security – Guards; Norma stated that the guards have been instructed to take the name and license number of every car that enters without a sticker. Owners will be told they need a sticker. Rusty reported that he had talked to the guards about the need to get out of the guard house to look at the incoming cars.

New business There was no new business.

Executive session There was no executive session, as the presenter, Mr. Blood, from Paseo del Angel was not present.

Discussion of bids. (Due to the large number of bids, all were discussed together)

1) Speed bumps in Tierra de Oro- A bid for $625 labor from Julio Garcia; we supply the bumps, $75 a 4-foot piece, probably needing 15 pieces. The cost seemed prohibitive. Hannah was not present to explain the need for the bumps. It was moved that the issue be postponed indefinitely. The motion was seconded and carried.

2) Bid to revamp the islands south of guard house - Discussion- no need to remove plants, just add the crushed granite. Will require new bid.

\* Later discussion: Rather than wait for new bid; new plants should be put in now. It was moved to approve spending up to $1200 on gate beautification. Simon and Dennis will work with JC3 to make new plan. If over, $1200 come back to board. Motion was seconded and carried.

3) Bid to replace roof covering on pool patio and equipment building. Bid is for white metal roof. Drew noted that the bid only included shade area—not equipment building. Rafters are good and can be used, but Drew suggested hurricane clips be added. It was felt that the bid was high for just the patio area. Also, it was unclear as to what material would be removed. It was decided that more information was needed.

4) Bid to remove grass and replace with concrete alongside of pool. Rio Rico bid was too high. Julio’s bid of $4,750 used plain concrete, or for more money a stamped concrete or pavers. It was moved to accept the bid for $4,750. The motion was seconded and carried.

5) Bid for replacing call box at Texas gate. Tim requested that more information be secured as to monthly expense, and installation details. It was moved to postpone the matter indefinitely. The motion was seconded. It carried.

\* request for more discussion on item 2. See above.

Other business

Simon asked about the pothole on Tierra Santa Blvd. A suggestion was made to ask Julio to patch it. It was not known if Julio had the correct equipment. Since it is not worth it to have Rio Rico out to repair just one pothole, Tim offered to survey the area and see if there were any others that needed patching at this time.

Norma requested that all board members be vigilant in spotting infractions such as garbage cans, trailers, etc. Simon will call Zeke about mowing on his lots.

Simon will look into sealing the roads. He will see how much road we have. Drew cautioned that not all sealing companies are equal. We need to choose carefully.

The next meeting will be April 10 at 7:00 in the pool room.

There being no further business, the meeting was adjourned.

Minutes taken by Anne Charlton

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.