



MINUTES

Tuesday, April 10, 2018, Tierra Santa Pool Room, 7:00 pm

Board members present: Rusty Dargel, Tim Bruce, Norma Wilson, Simon Aguilar, Drew Hadzima, Dennis Slavin and Hannah McCann.

Board members absent: None

Guests: David and Celina Conner

Welcome

Public Comments

There were no public comments.

Approval of minutes

The minutes of the March 13, 2018 Board Meeting were not available. They will be emailed to board members and an email vote taken. Once passed they will be posted on the website.

Treasurer's Report

The Treasurer gave the January Treasurer's Report as it was not presented at the March meeting.

January began with a balance of \$97,474.35; the POA incurred expenses of \$24,058.29; made deposits of \$30,302.80; and, ended the month with a net balance of \$103,718.86. The Reserve Fund has a balance of \$96,677.95 resulting in a combined balance of \$200,396.81. A motion was made and seconded to approve the Treasurer's Report as presented. The motion carried.

The Treasurer gave the March Treasurer's report. March began with a balance of \$119,016.29; the POA incurred expenses of \$11,871.25; made deposits of \$43,019.74; and, ended the month with a net balance of \$150,164.78. The Reserve Fund has a balance of \$96,677.95 resulting in a combined balance of \$246,842.73. A motion was made and seconded to approve the Treasurer's Report as presented. 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. The income is coming in well and expected to go over budget. Currently, the collection rate is at 81% and it is expected to exceed the budget with a year end rate of 92%.

The POA's expenses continue to go along or below budget. Currently, about \$30K is available to spend on major projects.

ACC – The Chair reviewed a Preliminary building approval request with the board. After much discussion, the board decided that the ACC would take action in the following ways:

- 1) While prospective residents could request information and guidance from the ACC Committee, no approvals/denials would be made until a complete application packet, as specified in our building instructions, was submitted to the ACC.
- 2) In order to keep uniformity throughout the community, no changes in living square footage would be granted except in warranted by physical attributes of the lot or per the discretion of the ACC and approved by the POA Board.

Buildings and grounds – Several projects were presented to the Board for approval:

A **motion** was made and seconded to accept a proposal to place 2 sets of speed bumps along Tierra Encantada and replace a broken set along Tierra Bella for a bid of up to \$1,100. The motion carried.

A **motion** was made to spend up to \$350 to refresh the granite on the inside of the Texas Gate. The motion was seconded and carried.

A bid to repair potholes throughout the community was discussed and a **motion** was made to accept the bid of Julio Garcia to repair the potholes as noted on the bid. The motion was seconded and carried.

Covenant Enforcement – It was reported that a home in Vida Dulce had plywood over an upstairs window. The board requested that a letter requesting the immediate removal of the plywood be sent to the homeowners.

Pool and Playground – It was suggested that someone be hired to clean the restrooms at the pool or use volunteers so that they remain clean.

Several maintenance and renovation items were discussed for the pool area. A **motion** was made to place a white roof over the maintenance room at a cost of \$3,850 and to spend up to \$500 to remove the roofing over the sitting area as the rotting wood made it a safety concern. The motion was seconded and carried. The Pool and Playground committee will research other potential coverings for the sitting area so that those using the pool will have a shaded area to utilize.

Website – The website is up to date.

Security – A **motion** was made and seconded to install the Elika System on the Texas Gate. The motion was seconded and carried. Once that is installed and working, the board will assess if the benefits are high enough to consider installing at the Westgate entrance as well.

New business There was no new business.

Executive session There was no executive session.

Other business

The next meeting will be May 8 at 7:00 in the pool room.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Hannah 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.