



## MINUTES

Tuesday, August 14, 2018, Tierra Santa Pool Room, 7:00 pm

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

Board members absent: Simon Aguilar and Dennis Slavin

Resident Members: Juan Ramirez

### Welcome

Public Comments – Juan Ramirez introduced himself to the Board and said he was just there to observe.

Approval of Minutes - The minutes from the June 12, 2018 Board Meeting were read and a **motion** was made, seconded, and approved to accept them as written.

Treasurer's Report - The Treasurer gave the June Treasurer's report. June began with a balance of \$124,490.24; the POA incurred expenses of \$30,464.04; made deposits of \$11,890.85; and, ended the month with a net balance of \$105,917.05. The Reserve Fund has a balance of \$96,677.95 resulting in a combined balance of \$202,595.00. A **motion** was made and seconded to approve the Treasurer's Report as presented. The motion carried.

The Treasurer gave the July Treasurer's report. July began with a balance of \$105,917.05; the POA incurred expenses of \$18,572.33; made deposits of \$9,439.52; and, ended the month with a net balance of \$96,784.24. The Reserve Fund has a balance of \$96,677.95 resulting in a combined balance of \$193,462.19. After some discussion of the higher water bills, a **motion** was made and seconded to approve the Treasurer's Report as presented. The motion carried.

### Committee Reports

Finance committee – Tim Bruce reported that we have a projected Net Income of \$106,567 and that the POA was continuing to stay on or below budget. If all proposed projects are done, we will have a Net Income of \$67,000 by year end.

ACC – The Chair reported that the approved projects were all completed or nearing completion. Two projects were submitted at the meeting. One project for a balcony on the rear of the home was approved and another for a fence was denied.

Buildings and Grounds – The board reviewed the status of various approved projects and completion expectations. A bid was received from Julio Construction to paint the partitions on

Tierra De Oro, Vida Dulce, and Bella Vista. After some discussion, the item was tabled until September to gather more information.

A suggestion to place more landscaping around the pool area was made at the last meeting with no decision. The board decided not to proceed at this time.

Bids were presented from Badillo Construction for sealcoating the streets in Tierra Santa. Hannah McCann presented the bids and the contractor's suggestions about how to approach the project in a progressive manner so as not to have to do it all at once. The board asked to see some communities etc. that had been completed by the contractor. Hannah will get a list of places and provide them to the board. Aaron Badillo would be happy to meet with the board as well if desired.

Covenant Enforcement – A few compliance issues were discussed. A home in Tierra De Oro that was having a roof repaired had allowed the contractors to pile the construction debris on their property. There were some lots that were still needing to be mowed throughout the community and a fence had been repaired. A letter had been sent to a homeowner about removing a trailer from a driveway.

A concern was raised about regulating the number and/or type of pets that a homeowner could have and where it was located in our covenants and rules and regulations. Hannah McCann will review the current posting of Tierra Santa's rule and suggest whether or not it should be included in the Rules and Regulations in addition to the Covenants.

Security – Lights on poles at gates need to have light bulbs replaced.

Pool and Playground – It was reported that restrooms have not been cleaned as they are supposed to be. Action we could take with the security company were discussed. It was decided to table any action on this item to next year. The proposed maintenance items for which \$4,000 had been approved, were done for \$200.

Website – The Website is up to date.

New business - Norma Wilson reported that the City can sweep the Tierra Santa streets for free due to a grant received related to the flooding.

Other business - The next meeting is September 11 at 7:00 pm in the pool room. A **motion** was made, seconded, and approved to adjourn.

Respectfully submitted,

Hannah McCann  
Recording Secretary

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