



POA Board of Directors SEPTEMBER M I N U T E S

Tuesday, September 18, 2018, 7:00 pm

Board members present: Rusty Dargel, Tim Bruce, Norma Wilson, and Dennis Slavin.

Anne Charlton attended to take minutes.

Board members absent: Simon Aguilar and Hannah McCann, Drew Hanzima

Resident members in attendance: Zulema Ochoa, Stephen Charlton

The meeting was called to order by President Rusty Dargel.

Public Comments:

Zulema Ochoa stated that the lot next to her house needed mowing.

Stephen Charlton stated his concern with the new phone entry system. He wanted to know how he could get in if he didn't have his phone with him.

Approval of Minutes – The minutes from August 14th were distributed and read. It was requested that the minutes be emailed to the board members before the meeting. A motion was made, seconded, and passed to accept the August minutes.

Treasurer's Report – The treasurer gave the August treasurer's report. The beginning balance was \$96,784.24. Expenses were \$11,104.48 and deposits were \$4,222.43. The closing balance was \$89,902.19. The Reserve Fund balance is \$96,677.5 resulting in a combined balance of \$193,462.19. A motion was made and seconded to approve the report as presented. The motion passed. The Chair stated that he had made a payment of \$2,500 that day to have the air-conditioning fixed in the pool room.

Committee Reports

Finance committee Tim Bruce reported that we had a good month. He stated that income is exceeding budget expectations. We have spent over \$40,00 on major projects. We are projected to have a \$58,000 excess by the

end of the year. He suggested putting \$50,000 aside for major street sealing projects. No action was taken as street cleaning proposals would be discussed later in the meeting.

ACC - No report.

Buildings and Grounds- The Chair presented each board member with a well-organized packet of 7 proposals to be considered by the board.

- 1) Proposal by Julio Garcia Construction to repaint partitions at the entrances to subdivisions.

The bid was \$1,750. However, the areas were surveyed by Rusty and Tim, and they felt the work not needed. The bid was not considered.

- 2) Proposal #2 by Julio Garcia Construction for repair of bricks and mortar on entrance walls. This

Included work on Tierra de Oro, Vida Dulce and Bella Vista entrance walls. Also, the painting of the entrance sign boxes, and power wash and paint an area of the Main Tierra Santa St wall.

A reference to discovering the PVC line was eliminated. The total bid was \$3,403.00. The motion was made, seconded and passed.

motion passed.

- 3) Julio Garcia Construction's bid for tree trimming. This would include 12 trees on Tierra Santa

Blvd. and branch disposal for \$2,300.00 A motion was made, seconded and passed.

- 4) Proposal by JC3 lawn & landscape for \$870.00 to landscape pool area, two planter boxes, and a large Sago Palm for Tierra Santa Blvd. It was decided not to include the \$360.00 in the bid for plants around the pool. The remaining bid would be \$510.00. A motion was made, seconded and passed. for \$510.00.

- 5) Proposal by JC3 lawn & landscape to take over the monthly irrigation maintenance now done By Julio Construction. A monthly report would be given and any repairs under \$200 a month would be included. The bid is \$250.00 per month. It was stated that Julio was charging \$200 a month. After a discussion, the motion was made, seconded and passed that we give the monthly maintenance job to JC3 lawn & landscape for \$250.00 per month.

- 6) Century Systems Bid for a new camera system and monitoring inside pool area.

Century presented a bid for \$1099 or \$1100 depending on the brand of camera used.

A board member asked about using a wireless system that could be accessed by a phone.

It was stated that there is no wi-fi in the pool or gate areas. The board member suggested that we use this as an opportunity to investigate getting wi-fi. The board member suggested we contact Century Security and get information on putting in wi-fi. A motion was made, seconded and passed to postpone the bid from Century while we investigated finding wi-fi options.

7) Proposal from Badillo Paving and Construction. A bid was made for the entire subdivision to be swept and cleaned, then applying a coat of Star Triton Sealer for \$135,386.26. It was also broken into smaller jobs of each neighborhood. Dennis noted that not all streets need sealing. Also sealing is not permanent, it must be replaced every 3 years. As this was a preliminary discussion on road work, no action was taken.

Other building and grounds: The Chair reported that a resident had driven into the Texas exit gate causing \$681.25 of damage to the gate. She has agreed to pay for the repairs.

Installation of Elika 460 Access Control System by Complete Automation. There was discussion of the new system. It still has problems, but it will not be compulsory until December. It was noted that the residents need to be reminded that their remotes will no longer work. It was suggested to place large signs at both entrances. The cost for the Elika 460 Access Control System was \$3,054.87. We also must pay \$50 -\$99 per month for use plus the Sim Card.

Daylight savings time is coming November 4. Tim will make the changes to the guard's times.

Covenant Enforcement- The Chair read three items that had been taken care of: 1) a trailer removed from a driveway, 2) some tiles left in a yard, and 3) the city removal of some stray dogs.

Pool and Playground area: The pool cameras need to be replaced. This was dealt with earlier in the meeting. Information on a wi-fi system will be investigated.

Security - Norma stressed that the guards need to take the name and license number of everyone who enters without proper credentials.

New Business:

The chair stated that the board needed to decide on dues for 2019. A motion was made, seconded and passed to let the dues remain at \$817 a year, with a discount of \$800 for early payment, i.e. by December 31, 2018.

The next meeting will be October 9, 2018 at 7:00 pm in the pool room.

The meeting was adjourned.

Minutes 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.