



## **Minutes of Annual Membership Meeting**

February 13, 2018 7:00 pm

Tierra Santa Clubhouse

### CALL TO ORDER

President Rusty Dargel called the meeting to order. The board members present were Norma Wilson, Tim Bruce, Dennis Slavin, Simon Aguilar, and Hannah McCann. A quorum of property owners were present.

The president introduced the members of the board and let the membership know what board position they held and what committee they chaired/served.

### ELECTION OF BOARD MEMBERS

Of the current board membership, Norma Wilson has served a full-term and has agreed to serve again if re-elected. A **motion** was made to nominate Norma Wilson to another term. The nomination was then seconded and carried.

From the membership, an application for service on the board was received from Drew Hadzima. **Motions** were made to nominate and elect Mr. Drew Hadzima. The motions were seconded and carried.

### APPROVAL OF MINUTES

President Dargel asked for those present to review the minutes of the 2017 Annual Membership meeting and offer a motion for approval. A **motion** was made, seconded, and approved to accept the minutes as presented. The minutes were approved.

### PRESIDENT'S REPORT -- 2017 ACCOMPLISHMENTS

President Dargel provided a summary of the projects the board had undertaken in 2017:

1. Street and Alley Repair – Several areas of the streets and, particularly, alleys were repaired this year. Rebar and concrete were used to make the repairs last longer. In addition, garbage and brush pick-up trucks were banned from the alleys, with the exception of Las Cruces, to extend the life of the alleys.
2. The trees along Tierra Santa Boulevard were trimmed for clearance and appearance.
3. Sprinkler maintenance and repair was completed and a contract was put into place to help reduce the costs of ongoing maintenance.
4. Extensive work was done on the pool. A pump was replaced and the hot tub was thoroughly clean and refinished and mechanical repairs were taken care of.
5. The sidewalks along Tierra Santa Boulevard were repaired and/or replaced to eliminate dangerous areas where they had been lifted and broken by tree roots. They are now in good

condition and were redone with an appropriate amount of rebar to slow and reduce potential damage by tree roots.

6. Landscaping was maintained and added for the overall beauty and enjoyment by homeowners. The largest project was the medians in the condo area were relandscaped.

#### PRIORITIES FOR THE POA BOARD FOR 2018

For 2018, the POA Board has placed the following projects as priorities for 2018:

1. The streets and alleys of Tierra Santa are getting old, now approximately 25 years old. We have had many potholes and bad areas replaced and have used rebar and concrete to extend the life of the repair and streets. However, as aging continues, replacement will be an eventual requirement. The board will seek repair and replacement plans from various companies to ascertain the most economical and highest quality means to undertake this community need.
2. Our gate operating system is obsolete and will not handle the size of community that will exist once all lots are sold and built. We are already seeing some of the problems that are going to occur. Complete Automation has recommended a new system to control the gates that will be more efficient, economical, and provide additional safety features for our community.
3. The roof over the shaded part of the pool needs to be replaced as it is torn and leaking. We would replace with a different, more durable material.
4. The sections of grass within the pool area need to be replaced with concrete or pavers to eliminate the need to mow within the pool complex. Currently, the grass trimmings end up in the pool and are hard on the pool filters as well as causing the pool to be unpleasant to swim in.
5. Complaints about vehicles speeding down certain streets will be addressed by installing speed bars across these roads to slow the traffic. In addition, the POA will impose a fine for speeding within Tierra Santa and the police will be called to enforce city street regulations. Continued violations will be handled through increased fines and police involvement.
6. The ACC and POA Board has worked very hard to enforce the need for residents to utilize the Property modification forms when doing remodeling, building additions, landscaping, or doing other modifications to their property. The form is found online on our website and must be submitted 30 days in advance. The board and committee will continue to make this a priority so that we can maintain a beautiful community for our residents and others wanting to reside in Tierra Santa.
7. Finally, pets that are allowed to run loose or are improperly kept are continuing to be a problem within Tierra Santa. The board will continue to work on these violations as it is a priority for our residents to be able to walk, bicycle, or otherwise enjoy Tierra Santa without fear of dog bites or other nuisances created by uncontrolled and/or uncared for animals.

#### FINANCE REPORT

Finance Committee Members Tim Bruce and Simon Aguilar presented the proposed 2018 Budget for the POA of Tierra Santa.

Mr. Bruce explained that the POA dues were being reclassified on the financial statements so that the income would be recognized in the year that it was collected for. This will allow for much more accurate financial accounting for the board and the community members.

Mr. Bruce and Mr. Simon reviewed who POA dues are collected from, our rate of collection and our performance in 2017. The -\$15,800 should actually have been positive as \$46,300 of 2017 POA dues were collected and recognized in December 2016. The POA Board currently has \$96,654 in its Reserve Fund.

The proposed budget for 2018 was reviewed with the membership. The budget is very similar to the budget for 2017 and, with no unexpected major expenses, will result in a \$16,000 surplus.

A motion was made and seconded to approve the budget as proposed. The motion carried.

#### MEMBERSHIP QUESTIONS AND ANSWERS

Community members asked about the legal actions that were underway at the time of our last annual meeting. At the time of the last annual meeting, there were two legal actions being taken. One action was not successful as it was not pursued to completion as it was ascertained as the entity that was responsible was essentially bankrupt. The second action resulted successfully in mediation. A person had bought a property at the courthouse and was not told of the back dues, fines, and other monies owed to the POA of Tierra Santa. Actions to collect ended up in court and through a long process it was decided that both parties would enter into mediation. Through the mediation process, the POA of Tierra Santa was awarded \$30,000 with a lump sum payment up front and monthly payments for the remainder. The entity has maintained payments as settled on, has finished the remodeling and updates to the property, and now has the property on the market.

A question was raised about having the City maintain the streets. The streets are the responsibility of Tierra Santa. At the time of the neighborhood's development, the developer signed an agreement with the City that said if the City would put in the infrastructure (waterlines etc), the Tierra Santa community would maintain the streets.

As there were no other questions, the meeting was adjourned.

Respectfully Submitted,

Hannah B. 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