



## MINUTES

Tuesday, January 8, 2019, Tierra Santa Pool Room, 7:00 pm

Board members present: Rusty Dargel, Tim Bruce, Norma Wilson, Drew Hadzima, Dennis Slavin, Hannah McCann, and Robert Barbosa

### Welcome

New Board Member – President Dargel announced that an email vote had been taken to fill the board vacancy created by Simon Aguilar’s resignation. Robert Barbosa was elected to fill the term remainder of one year with a vote of 5 in the affirmative and 2 abstentions.

Approval of Minutes - The minutes from the November 13, 2018 Board Meeting were read. A **motion** was made, seconded, and approved to accept the minutes as presented.

Treasurer’s Report - The Treasurer gave the November 2018 Treasurer’s report. November began with a balance of \$76,716.50; the POA incurred expenses of \$12,958.07; made deposits of \$10,080.60; and, ended the month with a net balance of \$73,839.03. The Reserve Fund has a balance of \$96,677.95 resulting in a combined balance of \$170,516.98. A **motion** was made and seconded to approve the Treasurer’s Report as presented. The motion carried.

The Treasurer then gave the December 2018 Treasurer’s report. December began with a balance of \$73,839.03; the POA incurred expenses of \$42,843.49; made deposits of \$69,587.71; and, ended the month with a net balance of \$100,583.25. The Reserve Fund had a balance of \$96,677.95 on December 1. Collected past due fees, interest, and fines of \$29,511.00 were added to the reserves resulting in a reserve balance of \$126,188.05 and a combined balance of \$226,772.20. A **motion** was made and seconded to approve the Treasurer’s Report as presented. The motion carried.

Nominating Committee – President Dargel asked Drew Hadzima to serve as the chair of the Nominating Committee. President Dargel delegated the choice of committee members to Mr. Hadzima. The Board reviewed the election rules to ensure all parts were understood and followed in preparation for the Annual Meeting.

### Committee Reports

Finance Committee – It was reported that the Fiscal Year will close at \$16,000 to the positive. This has occurred as collections were higher than expected and expenses were lower than expected. Special Projects approved for 2018 came in at only \$57,000 rather than over \$100,000 as expected when the budget was formulated.

Website – The Chair reported that the website is currently up-to-date. The Amended and Restated By-Laws, October minutes, and the current board list had all be posted. It was noted that the updated Security Rules had not been posted. This will be taken care of immediately.

Security – The board received a status report on the process of installing the Elika gate system at the Texas and Westgate community entrances. It is anticipated that the system will be completely installed and operational by the end of February. Notices will be given to the homeowners prior to the complete conversion.

A discussion of the Security needs for New Year’s Eve were discussed as this year there had been several issues that were not handled correctly by the guard on duty. The board will look at several options to provide better security on future New Year’s Eves.

ACC – No activity to report.

Buildings and Grounds – The board reviewed a bid from JC3 for the repair of two irrigation zones around the pond adjacent to the Westgate entrance. A **motion** was made and seconded to accept the bid from JC3 for \$425. The motion carried.

A bid was presented for Rio Rico to seal coat Tierra Santa Blvd. from the Texas Gate up to Border. The bid was to sweep and seal coat the area for \$1,850. This would improve the look of the entrance to the community and would last up to 2-3 years. After much discussion, a **motion** was made and seconded to accept the bid at \$1,850 if it included repairs to weakened areas before sweeping and sealcoating and if there was a guarantee that the work would last for two years. The motion carried with a vote of 5 for and 2 against.

Covenant Enforcement – The Board reviewed various incidents and their resolutions or ongoing work being done to bring properties into compliance. It was noted that flyers or some other notification need to be done to eliminate garbage cans from being left at the curbs 24/7. Several yard upkeep issues were discussed.

Pool and Playground – It was reported that the sand filter in the pool had developed a leak and it had been repaired. A proposal for cameras for the pool areas would be brought to the board for consideration soon as the new pool season is approaching.

Old Business – None

New Business -- The board reviewed the deadlines and steps to be taken in preparation for the Annual Meeting.

#### Executive Session of Board Meeting

President Dargel asked that the board move into Executive Session. A **motion** was made, seconded, and carried to enter into Executive Session. Following completion of business discussed in Executive Session, a motion was made to close the Executive Session and re-enter the General Session of the Board Meeting. A **motion** was made, seconded, and carried to close the Executive Session and re-enter the General Session of the Board Meeting.

There was no action required related to items discussed in the Executive Session.

Other Business

The next meeting will be February 5, 2019 immediately following the Annual Meeting.

Adjournment

A **motion** was made, seconded, and approved to adjourn.

Respectfully submitted,

Hannah McCann  
Recording Secretary

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