



### **Meeting Minutes**

June 11, 2019, Tierra Santa Pool House 7:00 p.m.

Board Members Present: Tim Bruce, Norma Wilson, Drew Hadzima,  
Raymond Givilanez and Dennis Slavin

Board Members Absent: Hannah McCann and Erasmo Lopez

Guests: Mario Aguirre, Resident Roy Ochoa, Resident Rusty Dargel and  
Linda Fasano (substitute Minutes Recorder)

President Bruce called the Tierra Santa Board of Directors Meeting to order  
at 7:00 p.m.

Welcome: President Bruce welcomed the Board Members and Guests to the  
meeting.

#### **Public Comments:**

Resident Roy Ochoa addressed the Board Members concerning an ACC  
request to extend the concrete in his driveway that had been turned down.  
He was requesting an extension/continuation of his concrete driveway on the  
right side (as you face his house) to extend to the end of the cart garage  
building. Roy indicated this extension will not further compromise the  
easement to his property line. Also, stated this extension will not  
compromise the existing driveway.

Board member Raymond Givilanez stated, "For the record, this previously  
never came before the full Board." It had come to the ACC which rejected it.

Original drawings of said property was presented to the Board for review and visual confirmation of request. The Board stated they would review the request. It was recommended to address the deed and look at the agreement if it was recorded and documented.

Mario Aguirre of Complete Automation is aware of the problems concerning the Elika System on the Texas Gate. He stated there are software problems and an ongoing process to correct/solve the situation is in progress. He also stated the software for the cameras has been updated to read license plates and programmed for motion sensitivity allowing longer recording times. The Board requested that it record activity for at least 30 days.

Resident Rusty Dargel presented the Board with a proposal for a Recreation Hall for Tierra Santa members and guests to use for enjoyment. Rusty indicated the all-purpose building will house a variety of space for team sports, (basketball, volleyball), as well as individual sports such as tennis, a space for live bands, meetings, and many more activities. He recommended a set fee for the use of the building by the public, while Property Owner members will receive a discount. The cost of this building depends on the dimensions, upgrades, flooring, lighting, etc. (upward to \$150,000 or more). Also, there is a possibility of raising dues by 5% to cover the cost, if needed. A question of property lines was raised by the Board.

Regular Agenda Continued

Approval of the Minutes:

Several corrections were addressed:

1. Erasmo Lopez was present at the last meeting, not absent as reported.
2. Resident guest Esmeralda Garza instead of Esmeralda Garcia was present to observe and did not have questions for the Board.
3. An amount of \$1,800.00 was erroneously written instead of the \$6,655.00 for sweeping the streets of Tierra Santa by Coastal Sweeping Services Inc.

A **motion** was made, seconded, and unanimously passed to approve the minutes as corrected.

The Board suggested it would be favorable to go over the Minutes within a ten (10) day time frame for review and will discuss the idea with Hannah.

### Treasurer's Report

The Treasurer presented the May Financial Report to the Board. Beginning balance for May was \$161,834.16. Expenses of \$18,984.39 were paid and receipt of deposits was \$28,203.88, leaving a net balance of \$171,053.65. The combined total of operating and capital reserve funds for May 2019 was \$297,579.15. Norma indicated a switch in the CD account to a higher interest level resulted in a \$222.05 interest accumulated for the month of May. A **motion** was made, seconded and unanimously approved to accept the Treasurer's report for May 2019.

### Buildings and Grounds

The Board expressed several concerns that were observed with JC3 Lawn Care. The crew should cut grass growing between the pavement and curb, then spray with Round-Up to prevent further growth. Also, cut grass is blown/cleared from one area in front of a house and left in the street instead of being swept in a pile and picked up and thrown away. Feedback from residents should be documented with pictures and sent by email or given to Dennis Slavin for proper investigations. The lot maintenance process was also discussed.

### Event Center

Raymond will proceed with the present concept between Tierra Santa and the Developer addressing the key requests that affect homeowners and their input. Raymond will send an email to the board with information regarding the installations that the developer will do for fences, gates, and openers, and the proposed responsibilities for repairs etc. once installed. Computer pictures were passed around for visual clarification of developers current plans. Ideas/concepts need to be refined and be ready to discuss at the next Board meeting. An Open House for Homeowners was discussed to explain the concept and get resident input.

### Financial Summary

Year to date \$221,000. The Board discussed the need to further study the results on collections and re-evaluate any large past due amounts. It was also added that homes are changing hands and the process needs to be re-evaluated and studied to ensure that past dues are being collected. Present count is about 220 active paying accounts.

It was suggested that our Attorney attend the regular meetings of the Tierra Santa Board Meetings. The Board Members thought regular attendance is not necessary, but perhaps when legal advice may be needed or the Attorney could help clarify matters and advise the correct way to proceed, it would be advisable for his attendance.

### Security System

The Elika System is working at the Texas Gate on both the entrance and exit gates. Elika is having software problems and developers are working on this issue. It was asked if homeowners names could be placed on the directory for the exit side. It was decided to do this.

The Board discussed the possibility of adding another Elika at the Westgate road. This device would be cheaper than purchasing and distributing remotes. Raymond moved to install the Elika system at the Westgate Road with the names and directors listed. The **motion** was seconded and passed unanimously.

A **motion** was made and seconded to take applications on a case-by-case basis from residents of Paseo del Angel to obtain Elika key codes. It was tabled until the next meeting when all Board members are present to vote.

### Buildings and Grounds

The idea of planting Crepe Myrtle Trees near the Westgate entrance was abandoned.

An area of concern is along Tierra Santa Boulevard where a fire hydrant had been repaired by the city and grass had not been replanted. Dennis Slavin agreed to talk to JC3 Lawn about fixing the problem. The work will proceed if under \$500.

In order to keep the north wall of the the pool area looking nice for a long time, decomposed granite was mentioned since it weathers well and would cost \$400. A price of \$775.00 was discussed to plant Ixora and/or yucca along the North wall. A **motion** was made to approve the bid for the North wall project. The motion was seconded and passed unanimously.

### Covenant Enforcement

The Board recommended to continue inspections and to send letters to residents that have infractions. Some subdivisions have overgrown lots, trash cans not properly stored, vehicles parked on empty lots, and lawns that need to be mowed. The owners are given a specific number of days to correct the violations per the current process.

### Pool and Playground Areas

Two proposals were considered for the job of power washing and applying a deck coating around the Tierra Santa pool. The Board chose the lower price of \$4,488. The decision was based on the prep work and if the two strips currently not deck coated were close in color to not be a distraction, it would be sufficient. It is possible to do only the uncoated concrete now and check color after application. The Board decided to proceed with the plan and evaluate the result later. A **motion** to accept the bid was made, seconded, and approved unanimously.

Lights around the pool area were corrected by replacing a timer.

### Adjournment

President Bruce announced the next meeting will be Tuesday, July 9, 2019 at 7:00 p.m. in the Pool House meeting room.

With no further business to discuss, the Board made a **motion** to adjourn. The motion was seconded and carried. The meeting was dismissed at 9:05.

Respectfully submitted,  
Linda Fasano (Substitute Minutes Taker)