



MINUTES

May 14, 2019, Tierra Santa Pool House, 7:00 pm

Board Members Present: Tim Bruce, Norma Wilson, Drew Hadzima, Raymond Givilancz, Dennis Slavin, and Hannah McCann

Board Members Absent: Erasmo Lopez

Guests: Resident Esmerelda Garza

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 Comment: No Comments. Mrs. Garcia stated that she was present to observe and didn't have any specific requests or questions for the board.

Approval of Minutes – A **motion** was made, seconded, and carried to approve the April 9 Board meeting minutes.

Treasurer's Report – The Treasurer presented the April Financial to the board. April 2019 opened with a balance of \$154,865.05. Expenses of \$12,794.65 were paid and receipts of \$19,763.76 were deposited leaving a net balance of \$161,834.16. The Reserve Fund was \$126,303.45 and resulted in a combined balance of \$288,137.61 on April 30, 2019. A **motion** was made, seconded, and carried to approve the Treasurer's Report for April 2019. A copy has been placed on file.

Event Center Liaison Committee – The Committee Chair presented the board with a drawing of the proposed entrance that would allow public access to the Golf Clubhouse and Event Center while also leaving Tierra Santa intact as a gated community. After much discussion, the board decided, in general terms, what it would submit to the developer as the key requests for the parts of the project that affect Tierra Santa. When these requests were agreed to by the developer, an email would be sent to homeowners seeking their input.

Committee Assignments:

Finance Report – President Bruce reported that we are performing well to budget. Reviewed how collections were done and the procedures that were followed in attempting to collect delinquencies. A **motion** was made, seconded, and carried to accept the Finance Report.

Website Committee – The website is up-to-date.

Security Committee -- The Elika System is up and running at the Texas Gate on both the entrance and exit gates. All clickers have been deactivated. Discussion was had regarding issues that have arisen regarding the working of the system. Titanium plates are being installed so that the app won't open both sides of the gate. Other problems being addressed were related to the sensitivity of the app and Bluetooth.

A situation arose that pointed to the need to be able to record license plates and to be able to record more days of footage at the Texas Gate. Software is needed to allow the recording of license plates.

The Board discussed Border Street. No one had had a conversation with the owner of the Truck Business. It was suggested that we look at annexing the East side of Border Street.

The Board discussed hours for a security guard to be at the pool during the Summer. A **motion** was made to have a guard at the pool only Friday through Sunday and Monday holidays. The motion passed with a vote of 6 to 1.

Architectural Control Committee: The Chair reported that a request for a project that includes an exception to the setback rules for their community had been submitted. After much discussion, it was decided to turn down the request as the setbacks were designed to allow greenspace between properties and the current request would take away already limited amount of greenspace.

Building and Grounds: It was reported that the seal coat at the Texas Gate was holding up, but a full analysis will be held back at this time. A follow-up was needed with David Martin regarding the removal of trash and debris in areas that affect Tierra Santa homeowners.

The board discussed Cherry Blossom Trees near to the Westgate entrance. This proposal was tabled. A **motion** was made, seconded, and carried to place Exoras along the pool facility walls

A proposal was discussed to cover all white concrete patches with Seal Coat to reduce the patchwork appearance in the community. It was felt that more information was needed on the durability of this work before taking this action.

A **motion** was made to sweep the streets of Tierra Santa for \$1,800. The motion was seconded and carried.

An action item to approve Power Washing curbs throughout Tierra Santa for \$5,000 was tabled.

Covenant and Enforcement – Board members were reminded to do their violation reports to help keep violations at a low or non-existent level.

Pool and Playground – It was noted that several lights at the pool needed repair. The board asked to see proposals to replace the Cool Deck and power wash the walls of the pool facility.

New Business – Paseo del Angel POA had requested to meet with the Tierra Santa POA Board to discuss areas of common interest. The board decided to put off meeting with the Paseo del Angel board until after we had accomplished certain projects so that we could have a more productive conversation.

Executive Session – No Executive Session.

Adjournment

President Bruce announced the next POA Board meeting will be Tuesday, June 11 at 7 pm in the Pool House meeting room.

With no further business to discuss, a **motion** was made, seconded, and carried to adjourn.

Respectfully submitted,

Hannah B. McCann
Recording Secretary

In accordance with the normal practice, these Minutes are 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