



MINUTES

July 9, 2019, Tierra Santa Pool House, 7:00 pm

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

Board Members Absent: None

Guests: Resident Sean Richey, 3509 La Hacienda

President Bruce called the Tierra Santa Board of Directors Meeting to order at 7:03 p.m.

Welcome

President Bruce welcomed the board members and guests to the meeting.

Public Comment: No Comments. Mr. Richey stated that he was present to observe.

Approval of Minutes – A **motion** was made, seconded, and carried unanimously to approve the June 11, 2019 Board meeting minutes.

Treasurer's Report – The Treasurer presented the June Financial Report to the board. June 2019 opened with a balance of \$171,053.65. Expenses of \$20,711.09 were paid and receipts of \$17,447.17 were deposited leaving a net balance of \$167,789.73. The Reserve Fund had earned \$200.92 in interest and had a balance of \$126,726.42 which resulted in a combined balance of \$294,516.15 on June 30, 2019. A **motion** was made, seconded, and carried unanimously to approve the Treasurer's Report for June 2019. A copy has been placed on file.

Event Center Liaison Committee – The Committee Chair presented the board with an additional drawing of the proposed Golf Clubhouse and Event Center entrance and traffic flow. It was also noted that the beginning of the project had been delayed as the developer had decided to bring in a temporary building for the Golf Pro Shop so that the existing building could be torn down and replaced with one building that would house the Golf Clubhouse and the Event Center in the existing location rather than the side by side configuration originally presented. The board requested that the Golf Course and Event Center be directed to provide security for any large events as it would be too much for our security guard to cover during those types of events and portions of Tierra Santa are directly across from the Event Center and could be vulnerable to unwanted activity.

Finance Report – President Bruce reported that 94% of the expected annual budget revenues have been collected. The expenses are still holding per budget and the year is looking positive. A **motion** was made, seconded, and carried unanimously 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. The previous issues with the systems operation have been cleared up. The Westgate Elika System has been ordered but no installation date is known at this time. Residents will again be given a trial period of two weeks before the clickers are turned off.

The board discussed the possibility of installing pressure sensors on all Exit Gates. This is something that can be done once Tierra Santa is gated 24/7. Currently, with the Westgate entrance open during the day, too many people would use Tierra Santa as a through route to Paseo del Angel or Texas Blvd.

There is a higher than expected number of people losing their codes on their phones through kids playing with parent's phones, phone breakage, etc. Every time this occurs, the community business manager must reprogram the system with a new code. The board created a policy to address this situation as follows: Each resident with an Elika Code will be provided with 2 free replacement codes per year. Once they have had 2 replacement codes, then every additional replacement code after those will cost \$20 per code. This will repeat each calendar year and the policy goes into effect immediately. A **motion** was made to approve and implement aforesaid policy immediately. The motion was seconded and carried unanimously.

It was mentioned that several unsuccessful attempts had been made to reach the business owner currently parking trucks within Tierra Santa. The Board discussed different options to pursue to resolve this on-going issue.

There were two security incidents that had occurred. The police had responded to a 911 Call for an address said to be in Tierra Santa. However, no such address exists and the police had tried similar house numbers, but it appears to have been a "false" call. The second incident involved a young adult who had jumped the wall around the pool in an attempt to allow 14 of his friends in to swim. The guard was there at the time and responded appropriately. However, in the future we need to make sure the guard gets the name of the violator so the POA can follow up as needed.

Architectural Control Committee: The Board discussed the appeal submitted by Roy Ochoa to the denied request to expand his driveway and to request the use of artificial grass for his front lawn. The board discussed each item as a separate item. After discussion to the request to expand the driveway towards his property line, a **motion** was made to allow the driveway to be expanded as requested. The motion was seconded and carried.

The Board discussed the use of artificial grass as this could potentially set a precedent for future homes and yards. After much discussion, it was decided that the Board would allow the use of artificial grass by Mr. Ochoa as a test use. Based on the success of this use, the Board will, in the future, determine if the product will be allowed as an allowable grass type for the future. A **motion** was made to allow Mr. Ochoa to use the artificial grass in his front yard as proposed and to require that the grass be maintained to retain its color and condition for its lifetime. The motion was seconded and carried.

Building and Grounds: The trash pile at the Golf Course has still not been taken care of and a follow-up will be done with David Martin to see about progress on getting it removed.

The board discussed a proposal that had been received for an all-purpose building. Further work needs to be done on the amount of property required and if available. It also needs to be considered alongside the potential new construction at the Golf Course. Further consideration is needed before any decisions can be reached.

The street sweeping in Tierra Santa is recommencing. So far, we have not been as happy with the job they are doing as we were last time.

The fire hydrant area is starting to green up and look better. It was reported that there were significant holes/crevices left alongside the hydrant that pose a danger to the community. This will be addressed with the City.

The following bids were received: A bid of \$775.00 was received to complete the landscaping along the North Wall of the pool and to place crushed granite along all pool walls to create a buffer along the wall to reduce landscaping equipment damage. A bid was received for \$350 to remove a dead tree near the Westgate Entrance. And, a bid for \$350 to replace the sprinkler heads on the system between Tierra de Oro and the Westgate entrance to allow the area to green up as the current heads are insufficient. A **motion** was made and seconded to accept the three bids. The motion carried unanimously.

A suggestion was made for the board to consider installing an internet-controlled sprinkler system to provide us with tighter control of the watering schedule and reduced costs. The board asked that more information be provided for a future conversation.

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 – The South Wall of the pool area is complete with the exception of a couple spots that still need patching. The Cool Deck project has been temporarily suspended until the contractor can get more material shipped in. With all the work that has been done, it is obvious that the other three walls really need to be powerwashed, patched, and painted. A **motion** was made, seconded, and carried unanimously to accept a bid for \$2,950.00 to powerwash, patch, and paint the remaining 3 walls of the pool area. In addition, the gates on the pool area are in need of being sanded, repaired, and painted. A **motion** was made to accept a bid of \$640 to sand, repair, and paint the gates. The motion was seconded and carried unanimously.

Old Business – The President reported that work was still being done on the standard contractor document, but was not ready to be presented to the Board for approval.

New Business – It was suggested that the Board develop a questionnaire to be sent to the homeowners to assess the interest in having Security on site 24 hours per day and if they would be open to paying the increased dues to cover the cost.

Executive Session – No Executive Session.

Adjournment

President Bruce announced the next POA Board meeting will be Tuesday, September 10 at 7 pm in the Pool House meeting room.

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