



MINUTES

October 7, 2019, Tierra Santa Pool House, 7:00 pm

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

Board Members Absent: Erasmo Lopez, and Anne Charlton

Guests: None

President Bruce called the Tierra Santa Board of Directors Meeting to order at 7:07 p.m.

Welcome

President Bruce welcomed the board members to the meeting.

Public Comment: No Comments.

Approval of Minutes – A **motion** was made, seconded, and carried to approve the September 10, 2019 Board meeting minutes as corrected.

Treasurer's Report – The Treasurer presented the September Financial Report to the board. September 2019 opened with a balance of \$118,595.66. Expenses of \$16,157.39 were paid and receipts of \$9,076.24 were deposited leaving a net balance of \$111,514.51. The Reserve Fund balance was \$127,413.02 which resulted in a combined balance of \$238,927.53 on September 30, 2019. A **motion** was made, seconded, and carried to approve the Treasurer's Report for September 2019. A copy has been placed on file.

Finance Report – President Bruce noted some corrections on the Financial Report as follows: the total balance should be \$238,927.53 and the Operating Balance should be \$111,514.51 as reported by the Treasurer. He noted that there was not much collected in dues and the income was primarily related to sales. Spending continues at an average of \$15,000 plus extra projects on a monthly basis. We are sitting close to our net income target and pretty healthy overall. A **motion** was made, seconded, and carried unanimously to accept the Finance Report.

Event Center Liaison Committee – The entire project is still being worked out with the developer and architects. At this point, March appears to potentially be the earliest that we would see any forward movement.

Website Committee – Hannah McCann noted that she needs to check to see that all minutes are posted on the website. Tim Bruce will get her the updated Guard Instructions and Security Rules to be posted.

Security Committee -- Work is still being done to get the Residents Directory on the Texas Exit Gate. It is felt that it will be completed by November.

Discussed security steps for Halloween. It was decided that we would leave our gates open until 7 pm and have two guards beginning at 5 pm. One would man the gate and the second would roam the neighborhood. The board felt this would allow some people to trick or treat in Tierra Santa in an orderly fashion. Some board members commented that they missed having kids trick or treat.

Architectural Control Committee: Dominic Reyna's house plans had been approved and the house was supposed to start anytime. There are 5 currently under construction. Hannah McCann will touch base with the contractor for the Tierra Santa Blvd house to see about completion status.

A home the Haciendas was currently having its landscape redone. They were asking permission to use St. Augustine Grass instead of the Bermuda 419. The board agreed to grant this exception as his property is not contiguous with the golf course.

A question had been raised about allowing Solar panels on roofs. The board agreed that that could be allowed on a case by case basis. Plans would be required to be submitted to the ACC for approval prior to installation. Penalties would be the same as starting construction if installation occurs prior to approval.

The Board approved a bid to repair the safety loop on the Texas Gate and to refinish gate panels and boxes. This would also include replacing current signage with new reflective signs. This is due to usual wear and tear. A **motion** was made and seconded to approve the bids of \$525 and \$1,285 respectively. The motion carried.

Building and Grounds: It was also noted the Tierra Santa Golf Course management is working with the City of Weslaco to remove the trash pile that has become an eyesore and nuisance to those living in the Condos.

Work is continuing at the site of the replaced fire hydrant. Additional sod had been requested to complete the repair of the landscape around the hydrant.

The board approved a bid of \$9000 to complete repairs and replacements to the sprinkler system that will allow the areas near the Westgate entrance to green up and move a controller out of a private yard and onto common area. A **motion** was made to commence the sprinkler work and spread the project over the next 3 months so the bill was spread out. The motion was seconded and carried.

Pool and Playground – The pool floor replacement project is scheduled to commence in October and the awning will be taken down and stored for the Winter season.

Executive Session – No Executive Session.

New Business: President Bruce asked that we move the November meeting to Wednesday, November 6 at 7 pm in the Pool House. Everyone agreed to the change.

A recommendation was made to keep dues at \$817.00 for 2020. Those that choose to pay by December 31 will receive a discount of \$17.00 and will pay \$800. A **motion** was made, seconded, and carried to set dues as recommended.

Adjournment

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