



## MINUTES

September 10, 2019, Tierra Santa Pool House, 7:00 pm

Board Members Present: Tim Bruce, Norma Wilson, Dennis Slavin. Raymond Givilancz and Erasmo Lopez arrived late, making the quorum.

Board Members absent: Hannah McCann

Others present: Anne Charlton, taking minutes, and Eugene Vaughan, POA attorney.

President Bruce called the Board meeting of the POA of Tierra Santa to order.

Announcements and elections: President Bruce stated that Drew Hadzima had resigned from the board. He asked for nominations for a new board member. Anne Charlton was nominated and elected. He then asked for a nomination for the office of Vice President. Hannah McCann was nominated and elected Vice President of the Board.

Approval of the minutes: The board members were then given time to read over the minutes from the July meeting. (there was no meeting in August.) The minutes of the July meeting were approved.

Event Center Liaison Committee—President Bruce stated that the next item discussed would be the Event Center as the POA attorney was present to participate in the discussion. He presented the following question to Mr. Vaughan: What do we need from Mr. Reyna in order to know exactly what the changes are, and what Mr. Reyna would pay? Mr. Vaughan noted that we also had to work with the city for them to take back the ownership of the road. As the original building plans have changed, it was decided that Mr. Reyna would have to draw up all his paperwork and submit it to our attorney for review. It was noted that Mr. Reyna owes the POA \$30,000 - \$40,000 for repairs made to the road.

When asked if the entire membership of Tierra Santa needed to vote on the road changes, Mr. Vaughan answered that he thought it should be brought to a vote of membership.

Mr. Givilancz asked if the problems with city/county ownership, gate control, and parking of semis on Border Street could be part of the negotiations with Mr. Reyna. As the attorney had no information on the background of the problem, he stated he would study the situation. It was requested that he give the board some options to solve the problem of Border being both city and county.

As the legal questions were completed, Attorney Vaughan left the meeting.

Treasurer's Report: The treasurer explained the financial reports for July and August.

	July	August
Beginning balance:	\$167,789.73	\$130,868.22
Expenses	38,467.82	20,794.01
Deposits	1,546.31	8,521.45
Total Checking account	\$130,868.22	\$118,595.66
Total combined accounts	\$257,828.65	\$245,779.99

The major expenses in July were street sweeping , \$6,655 and pool cool decking and powerwashing, \$14,471. In August , repair of the pool wall, \$5,600.

The report was discussed. A motion was made and passed to approve both reports.

Finance Report: President Bruce reported that all project expenses have been met. He stated that there is approximately \$10,00 left that can be used for this year's projects.

Security Committee : The Elika System is now at both gates, and all remotes have been turned off. Norma stated that she had not received any complaints. With the new system, guests will stop at the guardhouse to give their information, and will then be directed to use the Elika pad to call their hosts to be let in. Mr. Lopez stated there had been no security problems.

Building and Grounds: The street sweeping has been completed Some of the new street sealing is already cracking. The contractor will fix it.

Dr. Slavin presented a bid for the painting of the wall on the right side of the Westgate entrance. The quote was from Julio for \$2,700.00 . Mr. Lopez questioned the price, and whether it would be painted with Elastimer paint. Dennis said he would check into it. A motion was made to paint the wall. The motion carried.

The sprinkler system is not reaching part of the pond at Texas entrance. Dr. Slavin reported that a small section was needed to complete the pond area. He has a quote for \$4830 to do the pond completion and the area on the Tierra del Oro side of the entrance. President Bruce asked about the grass around the playground area. Mr. Lopez suggested that we try to get that included in the present quote. This was tabled.

Pool and Playground: The Cool Coat deck coating on the pool deck surface is completed. The Power washing, repairing and painting the remaining 3 interior walls is completed. Everything has been fixed and painted except for the tiled area under the roof. This tile is way too slippery, and it is draining toward the building. It needs to be leveled and resurfaced. President Bruce explained three options we could consider; ceramic tile \$7100, Porcelain tile \$8400, or the continuation of the cool decking we used for the pool area \$10,300. It was unanimously agreed that the job should be done, and the best choice was the cool decking. Mr. Lopez stated the price was too high. He suggested Dr. Slavin try to negotiate

\$9000. It was moved and seconded to remove the tile, level the area, and recover with the Cool Coat decking at the best price possible. The motion passed. Dr. Slaven will email the final price to the board.

Old Business;

The POA needs to have a standard contractor document for all work done at Tierra Santa. It would require insurance held by the worker. President Bruce said he would check on the insurance status of our present workers.

The next meeting will be Monday, October 7, 2019 at 7 pm in the pool room.

Anne Charlton, secretary pro tem