

Property Owners Association Of
TIERRA SANTA, INC
P.O. Box 185, Weslaco, TX 78596
956-975-6488

Minutes of Annual Membership Meeting

February 20, 2020, 7:00 pm

Tierra Santa Clubhouse

CALL TO ORDER

President Tim Bruce called the meeting to order at 7:10 pm. The board members present were Norma Wilson, Dennis Slavin, Raymond Givilancz, Anne Charleton, Erasmo Lopez, and Hannah McCann. A quorum of property owners were present.

The President introduced the members of the board and had them tell the membership what board position they held and what committee they chaired/served. President Bruce announced that he would be seeking re-election to the Board.

GUEST PRESENTATIONS

President Bruce then asked each of the other four people running to briefly state their name, their experience, and why they wanted to serve on the Tierra Santa Board of Directors.

ELECTION OF BOARD MEMBERS

President Bruce announced a quorum of homeowners was present and, therefore, the election of board members would commence by secret ballot. All homeowners were asked to complete the ballots that were being handed out and to place them in the ballot box as it was brought around the room. Upon completion of counting the ballots, the board members elected would be announced. President Bruce asked that the meeting continue while the counting was taking place. Once the results were completed, an announcement would be made.

APPROVAL OF MINUTES

President Bruce asked the members to review the minutes of the 2019 Annual Membership meeting and offer a motion for approval. A **motion** was made, seconded, and carried to accept the minutes as presented.

PRESIDENT'S REPORT -- 2018 ACCOMPLISHMENTS

President Bruce provided a summary of the projects the board had undertaken in 2019:

1. Event Center Liaison – The Board had created an Event Center Liaison to meet with and become the point of contact for the Tierra Santa Board. This liaison would become a conduit for updates on project status as well as a voice to represent the concerns and desires of the community residents.
2. Community Security – Security Cameras and DVR's have been placed at the Westgate and Texas Entrances and at the Pool. The security lights at each community entrance had been repaired and are operational and the safety loops on the entrance gates themselves have been repaired.
3. Street and Alley Repair – The streets of the community had been swept by a Professional Street sweeping company and many potholes have been repaired.
4. Sprinkler maintenance – Work has been done throughout the year to maintain an operational sprinkler system throughout the community. In addition, the sprinkler system for the common area around the ponds and adjacent to the Tierra de Oro entrance have been upgraded and expanded. We now have green grass instead of dirt near the main entrance. A dead tree had also been removed.
5. Extensive work was done on the pool in 2019. The interior pool walls were washed and repainted. The pool decking was recoated included the newly added concrete areas adjacent to the walls. The northeast exterior corner of the Pool Room was completely rebuilt due to internal damage caused by moisture and termites. All the pool gates were refurbished and repainted. Lights were repaired and landscaping was added along the exterior of the Pool walls.
6. Landscaping was maintained and added for the overall beauty and enjoyment by homeowners. The largest project was the addition of landscaping along Tierra Santa Boulevard near Hole 1. This was done to beautify an area that was frequently brown and neglected.
7. The gate entry system was transitioned to the Elika System. While this has been a disappointing process due to issues with the Elika software, the Board will continue to work with Elika to get the problems resolved.

PRIORITIES FOR THE POA BOARD FOR 2020

President Bruce announced the POA Board has placed the following projects as priorities for 2020:

1. Street and Alley Repairs with an emphasis on the alleys
2. Infrastructure repair and maintenance
3. Landscaping improvements
4. Declaration and By-Law rules enforcement
5. Continued discussions with the Event Center Project Team.

FINANCE REPORT

Finance Committee Chair Tim Bruce presented the proposed 2020 Budget for the POA of Tierra Santa and reviewed overall performance for 2019.

Mr. Bruce said that in 2019, the POA had had income of \$266,319, paid expenses of \$219,174, with a net result of \$47,145. He then reviewed the proposed budget for 2020 with the membership. The budget for 2020 projects the following: Income of \$250,000, Expenses of \$193,000, and a resulting net income of \$57,000. Mr. Bruce accepted and answered questions from the floor.

A **motion** was made and seconded to accept the Financial Report for 2019. The motion carried.

A **motion** was made and seconded to approve the 2020 Budget as proposed. The motion carried.

ELECTION RESULTS

The results of the board member election were announced. One Board member, Dennis Slavin, was re-elected and two new members were elected, Adrian Livas and Michael Hernandez. President Bruce welcomed them to the POA Board and a round of applause was given to the new members.

The membership then extended a word of thanks to President Tim Bruce, who was not re-elected, for his work and commitment to the Tierra Santa Community.

MEMBERSHIP QUESTIONS AND ANSWERS

President Tim Bruce asked for questions and concerns from the Membership.

Several items were raised and responded to by the Board of Directors. Some of the items are ongoing issues and other questions were answered.

- 1) A concern was raised that the speed bumps in the community are not working. Cars are speeding right over them. It was suggested the Board consider looking at their placement and or what kind are being used. The Board will take a look at this and it has been on ongoing issue.
- 2) A concern has been raised about the high number of loose dogs and cats in the neighborhood. Many are stray, however, many belong to community residents who just allow their animals to roam loose. Animal Control is called frequently but do not respond diligently or in a timely manner. It was noted that if you know where the animal belongs and take a picture of it, the Animal Control Officer can act on the basis of the picture of the animal in your yard.
- 3) A question was asked about how to help the Board do the work the community needed done. Could members volunteer? Yes, community members are very welcome to volunteer to serve on any of the committees and should contact the POA Office or attend the meeting in March when Board Members receive their committee assignments. We welcome people to join us to make Tierra Santa a stronger community.
- 4) A question was raised about the poor appearance of the landscaping by Hole 9. Dr. Slavin responded that the area has been identified as needing attention, however, we need to coordinate with the golf course as it is actually wholly or in part their land.
- 5) A concern was raised regarding the 18-Wheelers on Border Ave. There are increasingly more and more of them. President Tim Bruce reported the board has been working on this and is a long and complicated situation. Within the last week, representatives of the Board jointly met with City Officials and County Officials to discuss what can be done.

A recommendation that came out of the meeting would be for Tierra Santa to remove the gates at Border and 5 mile Road for a period of time. With that being the case, the City and County could repave the road. If we want it repaved, the gates would remain down for a much longer time as the project would go on the list and be done probably within 8-12 months of time. If we don't want the repaving done, we can remove the gates for a few months and then request the City abandon Border from the gates current position South. We would have a 99.9% chance that this would be

approved as it removes the costly maintenance from the City's responsibility. Once the abandonment is approved, Tierra Santa can replace the gates. How this forces the 18-wheelers to be removed is that once the gates are removed, Border becomes a public City street again and it is illegal to park such vehicles on City Streets.

Some conversation was had about this and President Bruce said it is an open discussion with the City and County and the Board will place a priority on getting it resolved. It does appear that both the City and County are motivated to work with us to resolve the problem.

Concerns were raised regarding the Eliko System. The board responded that they are working to push Eliko to resolve their software issue to make the system more responsive to people attempting to properly enter community.

As there were no other questions, a **motion** was made to adjourn the meeting. The motion was seconded and carried.

Respectfully Submitted,

Hannah B. McCann
Recording Secretary

In accordance with the normal practice this Agenda is 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