



MINUTES

January 14, 2020, Tierra Santa Pool House, 7:00 pm

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

Board Members Absent: None

Guests: Robert Cisneros; Sean Richey

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.

Approval of Minutes – A **motion** was made, seconded, and carried to approve the November 6, 2019 Board meeting minutes as presented.

Treasurer's Report – The Treasurer presented the November 2019 Financial Report to the board. November 2019 opened with a balance of \$96,396.95. Expenses of \$19,152.63 were paid and receipts of \$10,189.96 were deposited leaving a net balance of \$87,434.28. The Reserve Fund balance was \$127,790.16 which resulted in a combined balance of \$215,224.44 on November 30, 2019.

The Treasurer presented the December 2019 Financial Report to the board. December 2019 opened with a balance of \$87,434.27. Expenses of \$17,273.03 were paid and receipts of \$71,256.53 were deposited leaving a net balance of \$141,417.77. The Reserve Fund balance was \$127,988.46 which resulted in a combined balance of \$269,406.23 on December 31, 2019.

A **motion** was made, seconded, and carried to approve the Treasurer's Report as presented for November 2019 and December 2019. A copy has been placed on file.

Finance Report – President Bruce reported on the Financial Report. President Bruce reported that 2019 ended on a positive \$47,145. Budgeted expenses were \$193,000, and final results came in with \$219,174 in expenses. The overage was largely due to unexpected pool expenses created when known repairs uncovered more serious damage requiring repair. The end result should be a functional pool and a pleasing pool environment with all new cool deck. A **motion** was made and seconded to approve the Finance Report.

Event Center Liaison Committee – No report from the committee. The President noted a survey done several years back would possibly indicate the planned road to connect the community to the golf course does in fact go over POA property. More study needs to be done to confirm this. It was suggested that we get copies of the plats from the County.

Website Committee – Hannah McCann noted that she will get the website up to date as fast as she can. We need to add an updated Nomination Form, the Board Members Class dates need to be updated, and an announcement of the Annual meeting needs to be placed on the website as well as adding the November 2019 minutes.

Security Committee -- Gate repairs are complete and guard performance seems to have improved. It was suggested we place a combination lock on the guard shed to eliminate having to manage keys. It was also noted that it is felt that a lot of the stray animals in the neighborhood enter through the gates.

Architectural Control Committee: All previously approved projects are underway or completed. Since the November meeting, the ACC has approved one home which has been started, one home remodel project, and a fence project for a home along Tierra Santa Boulevard.

Building and Grounds: The trash pile by the golf course continues to be a major issue. At this time, the situation will continue to be addressed, however, no quick resolution is expected. The irrigation system has been repaired and extended and appears to be working as expected. The hydromulch project is complete.

A lengthy discussion was had regarding the potholes in the community and how to address them – concrete vs. asphalt. It was decided that Dennis Slavin would talk with Rio Rico and get their insight on which direction to go. A **motion** was then made and seconded to authorize that up to \$10,000 of pothole repair in asphalt or concrete based on Rio Rico's input on which material would be best to use. The motion carried.

Dennis Slavin then presented a proposal to address the dead areas along Tierra Santa Boulevard near Hole 1. The bid was for \$1800 to create a low maintenance scenic look for the area along Tierra Santa Boulevard from the Tierra Santa Blvd Golf Cart crossing to the wall enclosing Vida Dulce (along pathway to Hole 1). A **motion** was made, seconded, and carried to accept the bid as presented.

A suggestion to install signs in the alleys to slow traffic was made by a homeowner. The board decided to table the suggestion until further evaluation could be done.

Pool and Playground – The emergency repair of the pool pump valves has been completed. A question was raised regarding installing another awning on the other side of the pool. The board decided to consider options after the February 20 Annual Meeting and POA Board Meetings.

Executive Session – No Executive Session.

New Business:

The Annual Meeting will be held on February 20 at 7 pm in the Tierra Santa Golf Course clubhouse.

Adjournment

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