



MINUTES

March 10, 2020, Tierra Santa Pool House, 7:00 pm

Board Members Present: Tim Bruce (acting President), Norma Wilson, Dennis Slavin, Raymond Givilancz, Erasmo Lopez, Michael Hernandez, Adrian Livas, and Hannah McCann

Board Members Absent: None

Guests: Audry Anderson, Drew Hadzima, Jeff Janitz

President Bruce called the Tierra Santa Board of Directors Meeting to order at 7:00 p.m.

Welcome

Acting President Bruce welcomed the Board members and guests to the meeting.

Public Comment: Jeff Janitz stated that he lived in the Paseo communities and he wanted to come and make a request that he and his son have access to the golf course via the Texas Gate. He appreciated our consideration.

Andy Anderson wanted to introduce himself as a soon to be resident of Tierra Santa. His home was near to complete on Lagos Verdes in the Haciendas.

Drew Hadzima had no comments.

Juan Ramirez introduced himself and said that he was willing to assist us with security. He has had a career in law enforcement and would like to assist us with our security needs.

Approval of Minutes – A **motion** was made, seconded, and carried to approve the January 14, 2020 Board meeting minutes as presented.

A **motion** was made, seconded, and carried to approve the February 14, 2020 Board meeting minutes as presented.

Election of Officers

Acting President Bruce asked for Nominations for President. Hannah McCann and Dennis Slavin were nominated. Nominations were closed and the vote was called. Dennis Slavin was elected President replacing Acting President Tim Bruce by a vote of 4 to 3. Dennis is now authorized to sign checks for the Tierra Santa POA.

Acting President Bruce asked for Nominations for Vice President. Hannah McCann and Raymond Givilancz were nominated. Nominations were closed and the vote was called. Raymond Givilancz was elected Vice President at a vote of 4 to 3.

Acting President Bruce asked for Nominations for Secretary-Treasurer. Norma Wilson was nominated. Nominations were closed and the vote was called. Norma Wilson was elected Secretary/Treasurer with a unanimous vote.

Acting President Bruce asked for Nominations for Recording Secretary. Hannah McCann was nominated. Nominations were closed and the vote was called. Hannah McCann was elected Recording Secretary with a unanimous vote.

Treasurer's Report – The Treasurer presented the January 2020 Financial Report to the board. January 2020 opened with a balance of \$141,417.77. Expenses of \$18,481.62 were paid and receipts of \$45,914.64 were deposited leaving a net balance of \$168,850.79. The Reserve Fund balance was \$128,180.86 which resulted in a combined balance of \$297,031.65 on January 31, 2020.

The Treasurer presented the February 2020 Financial Report to the board. February 2020 opened with a balance of \$168,850.80. Expenses of \$44,520.34 were paid and receipts of \$27,185.12 were deposited leaving a net balance of \$151,550.58. The Reserve Fund balance was \$148,362.66 which resulted in a combined balance of \$299,878.24 on February 29, 2020.

A **motion** was made, seconded, and carried to approve the Treasurer's Report as presented for January 2020 and February 2020. A copy has been placed on file.

Finance Report – Acting President Bruce reported on the Financial Report. The Financial Report looks good as it usually does at the beginning of the year. Everything is on track as it should be.

Event Center Liaison Committee – The Event Center Project has been delayed for approximately 2 months as architects make some design changes.

Website Committee – The Website will be updated with the minutes as just approved, the draft minutes from the annual meeting, and updated board lists.

Security Committee -- The Security Guards are performing as expected except for one instance in which the guard didn't show up until 12 midnight. Mr. Lopez had a conversation with the Police Chief and asked him to have his patrols make some rounds through Tierra Santa. We still have stray dog issues throughout the community. We need to be vigilant and call animal control. He will speak with the resident with the complaint about the strays and the need for additional speed bumps in Tierra de Oro.

Architectural Control Committee: Hannah McCann shared plans with the committee of the most recently approved homes, both in the Haciendas. She also presented an example of a fence that was requested for one of the homes being built as it was a little different from what is normally proposed. The Board agreed that the style fence that was being proposed would be allowed as long as the bottom barrier stood no higher than 4" above ground. A **motion** was made that the 4" above grade would be required on all new fence projects in Tierra Santa. The motion was seconded and carried.

After further discussion, a **motion** was made seconded and carried to require that appropriate dumpsters must be placed at all construction and remodel sites. Another **motion** was made that all new construction projects and any remodel proposals include the construction of a shield to provide a place to store garbage cans in an unseen manner. The motion was seconded and carried.

Building and Grounds: The trash pile near the golf course is expected to be addressed by the County next week. Commissioner Fuentes was instrumental in helping us get this accomplished.

Dr. Slavin reported that a complete irrigation map would be completed by our next meeting if not before. The pothole project approved at the last meeting has been completed.

Dr. Slavin reported that he had looked at repairing the alleys and felt they were not in bad shape. He felt we should focus on the alley behind the condos and address the worst areas there first. He would work on developing a plan and return to the board with it.

Dr. Slavin said he would look into the cost of replacing the entrance signs as the plastic was becoming very brittle and was breaking when the lightbulbs were changed.

After reviewing some landscaping proposals, a **motion** was made, seconded, and carried to spend \$1,500 to add irrigation on spans of median that were continually barren. Additional landscaping projects totaling \$8,250 were tabled to allow Mr. Livas time to work with the Golf Course to see if they would split the project 50/50 as they were on golf course land.

Dr. Slavin shared a bid from Rio Rico to upgrade the golf cart crossing at the 9th hole. The Board made several suggestions to improve upon the project.

Covenant Enforcement – Many violation letters have been sent and fines levied. Norma Wilson asked that Hannah McCann follow up on violations in her neighborhood to ensure compliance has been achieved.

Pool and Playground – The pool opened on March 1. The Board discussed an additional awning and furniture. Mr. Givilancz will research and bring back a proposal to the next meeting.

No Old Business.

New Business:

The Border Gate situation with the trucks was discussed at length. The key to getting it resolved is to encourage Mr. David Fuentes to push the County Legal department to get a removal order in place to be enforced by the County. A price for an Erika system will be obtained for the next Board meeting.

A question was asked about proposing a different entrance for the Golf Course and Event Center. It would mean that Tierra de Oro would have to have its own gate. After much discussion, no decisions were made as to what the Board might want to propose to the Event Center team.

The Board discussed the need for a paid Administrative Manager position. The Board agreed this should be investigated further. Mr. Hernandez volunteered to develop a job profile for the position which would be presented at the next Board meeting.

A request was made to the Board that we develop a policy to allow members of Paseo de Angel to have access to the Golf Course via the Texas Gate. It was mentioned that the Board attorney had said that this was okay. Ms. McCann questioned this based on the fact that we are a membership-based organization and according to our By-Laws and State Law, we are required to take no action that does not benefit Tierra Santa members. After much discussion regarding this point, Ms. McCann resigned from the board and left the meeting stating that she would provide the minutes to President Slavin and turned in all of her Tierra Santa materials. The Board asked Mr. Bruce to complete the meeting Minutes.

The Board decided as a onetime instance only to allow access to the Paseo resident under a set of conditions (pay \$817 annual dues, be a member of Tierra Santa Golf Club, one set of access codes, golf cart access only, access could be rescinded at any point.) After the meeting, the Paseo resident declined the proposal.

Adjournment

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

Respectfully submitted,

Hannah McCann & Timothy Bruce

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