



MINUTES

May 12, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm

Board Members Present: Norma Wilson, Dennis Slavin, Raymond Givilancz, Michael Hernandez, Adrian Livas, and Tim Bruce

Board Members Absent: Erasmo Lopez

Guests: Robert Cisneros

The Board meeting scheduled for April 14, 2020 was cancelled due to the Stay at Home Orders issued during the pandemic.

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

Welcome

President Slavin welcomed the Board members and guest to the meeting.

Public Comment: Robert Cisneros pointed out situations that he believed need to be addressed. The Board stated they are aware of these situations and are working to remedy them.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the March 10, 2020 Board meeting minutes as presented.

Treasurer's Report: Norma Wilson presented the March 2020 Financial Report to the Board. March 2020 opened with a balance of \$151,515.58. Expenses of \$12,742.60 were paid and receipts of \$31,207.21 were deposited leaving a net balance of \$169,980.19. The Reserve Fund balance was \$148,503.46 which resulted in a combined balance of \$318,483.65 on March 31, 2020.

Norma Wilson presented the April 2020 Financial Report to the Board. February 2020 opened with a balance of \$169,980.19. Expenses of \$15,133.43 were paid and receipts of \$6,080.60 were deposited leaving a net balance of \$160,927.36. The Reserve Fund balance was \$148,621.86 which resulted in a combined balance of \$309,549.22 on April 30, 2020.

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

Finance Report: Tim Bruce presented the Financial Report. The Financial Report looks good as it usually does at the beginning of the year. However, both revenues and expenses are projected to come in slightly below budget. The projected net income is \$45,000 vs. \$50,000 in the budget. The

Finance Committee recommended not exceeding \$35,000 in special projects for the remainder of the 2020 year. This amount could change based on actual revenues.

Building and Grounds: Dennis Slavin presented a survey of Tierra Santa showing that the POA is responsible for a 10-foot greenbelt easement along both sides of Tierra Santa Blvd.

Dennis presented 4 irrigation projects (along the 1st hole, 4th hole, 9th hole greenbelts and along the Tierra de Oro greenbelt) totaling \$11,500 in cost. After reviewing the proposals, a **motion** was made, seconded, and carried to approve spending \$11,500 to add irrigation to these greenbelt areas. Adrian stated he would make sure the Golf Course would create barriers so golf carts could not drive on the area behind the 9th hole. He said the Golf Course already had plans to do this.

Dennis presented a project to paint the entry wall along the Texas gate. After reviewing the proposal, a **motion** was made, seconded, and carried to approve spending \$525 to paint the Texas gate wall.

A project to sealcoat a 5,000 square foot section of Tierra Santa Blvd just outside the Texas gate costing \$1,850 was discussed. Further consideration of this project was postponed until the June meeting.

A quote to replace the entry signs at the Texas and Westgate gates was reviewed. The Board decided more research and obtain additional quotes before deciding on the project. The project was postponed until the June meeting.

Event Center Liaison Committee: Adrian Livas stated the Event Center Project has been delayed. The overall plan has not changed: a cart barn to be built by the chipping/putting practice area; a pro shop/grill to be built near the driving range; and the current clubhouse to be torn down and an event center building built in its place.

Website Committee: Tim Bruce stated the revised Board of Directors list has been posted on the website. The approved March Minutes will be posted. A Board picture for the website will be taken at the June meeting and posted. Norma Wilson reviewed a complaint received through the website dealing with access to Tierra Santa.

Security Committee: No update was given since Erasmo Lopez was unable to attend the meeting. Norma Wilson stated that the guard's performance needs to be improved in properly logging in vehicles and in getting residents to use their own devices to open the gate (rather than the guard opening the gate for them which is against policy.) She also stated there was vehicle accident in Tierra de Oro to which Weslaco PD responded. Dennis Slavin stated the Board needs to develop a Disaster Plan Protocol. Erasmo will present a draft at the June meeting.

Architectural Control Committee: Mike Hernandez stated a new home plan in Hacienda Estates was reviewed and approved. A fence replacement in Tierra de Oro was approved as modified. New landscaping along the side of a house at the entrance to Bella Vista was approved.

At the March meeting the Board approved requiring that appropriate metal dumpsters must be placed at all construction and remodel sites and 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. Mike and Norma Wilson stated they will make sure these new requirements are implemented in the ACC review process.

Raymond Givilancz stated that the Board need a unanimous policy on whether to grant waivers to the Bermuda 419 grass requirements in the Declaration. Discussions will continue at the June meeting.

Covenant Enforcement: Norma Wilson stated notices and violation letters have been sent and fines levied. Most situations have been successfully resolved without the POA having to issue violations or fines. Norma also stated that a resident whose pool fence collapsed due to corrosion several months ago still has not replaced it. The situation has been referred to Weslaco PD Code Enforcement as this is a life safety issue.

Pool and Playground: With permission from the City of Weslaco, the pool reopened on May 7th. Raymond Givilancz discussed the need for new/additional pool furniture. A **motion** was made, seconded, and carried to approve Raymond spending up to \$2,500 on new/additional pool furniture.

The possibility of using an Elika unit to replace the current pool access system which is approaching its end of life was discussed. The Board approved a **motion** to stay with the existing system.

Old Business:

Defining alley repair projects was postponed until the June meeting. Two Board members volunteered to speak to the resident to fix their broken sprinkler head which is causing erosion to the Via Dulce alley. This needs to be fixed prior to any repair work on the alley.

In meetings with Hidalgo County, it was confirmed that the large tractors and trailers parked on Border are there in violation of county ordinances and should be moved. Three Board members agreed to open discussions with the owner to try to resolve the situation. They will report back at the June meeting.

Elika Issues:

- the system is not working properly for some Samsung and Pixel cell phones. Norma Wilson is working directly with the Elika technical support team to resolve these problems.
- Adding Resident Directory to Texas gate exit unit. This was approved by the Board in mid-2019 but has not been implemented because of the difficulty in doing so. Recently the Elika installer has said he can add resident names to the exit directory. Norma agreed to get with him and Elika to get an answer on if and how this can be done. She expects to have this answer back to the Board by Wednesday May 20th.

New Business:

Per the Board's attorney, the POA can sell the liens it holds on properties to third parties. The Board agreed it would be willing to review any proposals made to it by third parties.

The Board approved a motion to do a Compilation audit of the POA books by our accounting firm.

The Board was presented with and reviewed a new document entitled “Unanimous Written Consent of the Board of Directors of the Property Owners Association of Tierra Santa, Inc” dealing with power to release of liens held by the POA. The Board declined to sign the document.

Executive Session

A **motion** was made, seconded, and carried to go into Executive Session.

Results from the Board member elections at the Annual Meeting were reviewed.

A **motion** was made, seconded, and carried to end Executive Session.

Adjournment

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

Respectfully submitted,

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