



MINUTES

June 9, 2020, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: None.

Guests: Robert Cisneros and Sean Richey

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: Mr. Cisneros pointed out situations regarding lot maintenance that he believed need to be addressed. The Board stated they are aware of these situations and are working to remedy them. Mr. Cisneros urged the Board to be more active in getting Owner compliance. Mr. Cisneros also urged the Board to be more aggressive in attempting to collect monies owed from delinquent property Owners. He agreed to work with the Finance Committee toward this end.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the May 12, 2020 Board meeting Minutes as presented.

Treasurer's Report: Norma Wilson presented the May 2020 Treasurer's Report to the Board. May 2020 opened with a balance of \$160,927.36. Expenses of \$21,998.32 were paid and receipts of \$5,349.83 were deposited leaving a net balance of \$144,278.87. Expenses were unusually high in May due to paying the annual insurance premium of \$9,953.80. The Reserve Fund balance was \$148,736.40 which resulted in a combined balance of \$293,015.27 on May 30, 2020.

A **motion** was made, seconded, and carried to approve the Treasurer's Report as presented for May 2020.

Finance Report: Tim Bruce presented the Financial Report. Through May, both revenues and expenses are tracking at an annualized rate of 93% of Budget. The projected net income is \$45,000 vs. \$50,000 in the Budget. The Finance Committee recommended not exceeding \$20,000 to \$30,000 in special projects for the remainder of the 2020 year. Although amount could change based on actual revenues.

A **motion** was made, seconded, and carried to approve the Financial Report as presented for May 2020.

The Finance Committee is working with a third party auditor (referred to us by our tax accountant) to get a quote for an independent audit of the 2019 financials.

Committee Reports

Building and Grounds: Dennis Slavin presented an update on projects that had already been approved by the Board: the Texas wall painting has been completed; green space irrigation system work is ongoing and should be completed in June; replacement of the Texas gate entry sign is expected to be completed by June 10th; and sealcoating of the area immediately outside the Texas gate has been referred to the City of Weslaco for repair.

Dennis presented three new projects: repair and paint the Las Villas entry walls for \$2,100; repair the alley in Vida Dulce for \$1,500 (once the broken sprinkler head is repaired); and additional landscaping in Bella Vista, Vida Dulce and Las Villas including the replacement of a dead sago palm along Tierra Santa Blvd. for \$7,150. After reviewing the proposals, **motions** were made, seconded, and carried to approve all three projects.

Dennis presented quotes to drill a well in Tierra Santa to use the water for common area irrigation with goal to save money compared to the \$3,600 average monthly cost to buy water from the City of Weslaco. The project was tabled with Mike Hernandez and Erasmo Lopez agreeing to do more analysis and investigate other options such as buying non-potable water for the irrigation system. They will also check to see if the City of Weslaco would permit us to drill a well.

Dennis presented the idea of getting wi-fi access at the pool. He will obtain quotes for the next meeting.

Dennis presented the need for repairs to the Las Cruces alley. Erasmo Lopez agreed to identify the work needed and obtain quotes for the next meeting. He will also present whether the work is best done using asphalt or concrete.

Mike Hernandez presented quotes (\$1,000 - \$1,200) to repair the sewer box damaged during the construction of a home in Hacienda Estates. The Board asked Norma Wilson to contact the builder to pay for the damage they caused.

Event Center Liaison Committee: Adrian Livas stated the Event Center Project has restarted. Phase 1 will be construction of the Event Center building west of the current Clubhouse. Construction is expected to start in September 2020 and be completed in April 2021. Phase 2 would be the construction of a new Clubhouse and a Cart Barn. Adrian will present a rendering at the next meeting.

Website Committee: Tim Bruce stated that all current documents are posted on the website. The approved May Minutes will be posted. He will look into updating the “What’s New” tab on the website. A Board picture for the website will be taken outside just prior to the next meeting.

Security Committee: Erasmo Lopez stated he was looking into increasing security guard pay to achieve better performance. He will present a plan at the next meeting. He stated Weslaco PD has

increased their patrols inside Tierra Santa. He will investigate getting quotes for speed bumps in Tierra de Oro and for wi-fi access for the cameras at the Texas and Westgate gates. He will also present a draft of the Disaster Plan at the next meeting.

Architectural Control Committee: Mike Hernandez stated a proposed fence replacement in Bella Vista was approved. A proposal was also received for a homeowner to erect a shed in which to store his garbage can. The Board decided this was acceptable if the shed was not visible from the street.

The Board confirmed that backyard play sets are allowed if the yard is fenced and the view into the yard is shielded. This has been the precedent.

A **motion** was made, seconded, and carried to approve that there will be no waivers granted to the requirement for lawns to be Bermuda 419.

Covenant Enforcement: The Board discussed and agreed on the need for stricter enforcement rules concerning property maintenance. Norma Wilson stated she will continue to send out violation letters and fine notices for cases identified to her. It is expected that most situations can be successfully resolved without the POA having to issue violations or fines. Norma also stated that a resident whose pool fence collapsed due to corrosion in 2019 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: Raymond Givilancz stated new/additional pool furniture will be purchased in June. A **motion** was made, seconded, and carried to approve increasing the cleaning of the pool area and bathroom to 4 times a week (Friday, Saturday, Sunday, and Monday) at a cost of \$300 per month.

Old Business:

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. A strategy for getting this done by the end of 2020 is being developed. This includes finding a copy of the old agreement or obtaining a new agreement on allowing the Border gate with the City of Weslaco.

Elika has added a Resident Directory to Texas gate exit unit. The ability to remotely open the exit gate to allow visitors to leave is operational. Elika technical support and Norma Wilson are testing fixes for the problems with some Samsung and Pixel cell phones. Successful resolution of these problems is expected by the end of June.

New Business:

Compensation of the Board employee was discussed. A **motion** was made, seconded, and carried to increase their compensation to \$1,200 per month effective June 1, 2020.

The Board has approved investigating creating a Property Manager position. Tim Bruce agreed to put together a draft job description.

Executive Session

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

A **motion** was made, seconded, and carried to approve voiding the currently in affect and all past documents entitled “Unanimous Written Consent of the Board of Directors of the Property Owners Association of Tierra Santa, Inc.” which deals with the power to release liens held by the POA. A **motion** was made, seconded, and carried to approve putting in place a new process to vote on settlements by email where a majority (4 votes) is required to approve further negotiation and/or the settlement.

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