



MINUTES

July 14, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm

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

Board Members Absent: Erasmo Lopez and Raymond Givilancz.

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 guests to the meeting.

Public Comment: Mr. Richey thanked the Board for approval of his pergola project. Mr. Cisneros had no comments.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the June 9, 2020 Board meeting Minutes as presented.

Treasurer's Report: Norma Wilson presented the June 2020 Treasurer's Report to the Board. June 2020 opened with a balance of \$144,278.87. Expenses of \$15,416.02 were paid and receipts of \$13,321.53 were deposited leaving a net balance of \$142,184.38. The Reserve Fund balance was \$148,826.21 which resulted in a combined balance of \$291,010.59 on June 30, 2020.

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

Finance Report: Tim Bruce presented that through June revenues are on budget while expenses are tracking slightly above budget. The projected net income is about \$25,000 vs. \$50,000 in the Budget. The Finance Committee recommended not exceeding \$10,000 to \$15,000 in additional special projects for the remainder of the 2020 year. Although this could change based on actual revenues received during the rest of 2020.

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

The Finance Committee received and presented an engagement letter proposal from an outside CPA firm to perform a full audit for the 2019 year. The cost of this audit would be \$7,000. The Board

instructed the Finance Committee to investigate the possibility of having an outside CPA firm perform a Financial Review rather than a full audit as an acceptable and lower cost alternative.

Committee Reports

Building and Grounds: Dennis Slavin presented an update on projects that have already been approved by the Board: the Texas gate lighted sign, Las Villas wall repair and repainting, Vida Dulce alley repairs, and the Sago palm and Norfolk pines plantings have all been completed; green space irrigation system work is ongoing and should be completed by the end of July; our landscaping contractor will work with Board members on the landscaping designs for the islands in Vida Dulce and Bella Vista.

Dennis stated that our irrigation contractor discovered and repaired a large leak in the sub-system that has been using the most water. Discussion on proposals for alternative irrigation water sources was tabled to allow time to develop accurate water consumption data now that the leak is fixed.

Dennis discussed the continuing need for repairs to the Las Cruces alley. Erasmo Lopez was asked at the June meeting to identify the scope of the repairs and recommend if the repairs should be done with asphalt or concrete. He was unable to attend the July meeting, so this was deferred to the August meeting.

Dennis discussed the project to install wi-fi capabilities at the pool, the Texas gate, and the Westgate gate to allow real-time access to the security cameras to enhance Tierra Santa security overall. The cost from the cable supplier would be \$220 per month and could be cancelled at any time. A **motion** was made, seconded, and carried to approve the wi-fi project.

Norma Wilson contacted the builder to repair the storm drain in Hacienda Estates which the Board believes he damaged. The builder said he would not pay for the repairs unless the POA had proof he was responsible. The POA does not have definitive proof. Norma presented a quote for \$2,500 for the repairs. Mike Hernandez said that he was expecting a quote of \$1,000 for this project. A **motion** was made, seconded, and carried to approve Mike Hernandez to spend up to \$1,500 to complete this project.

New Business: Norma Wilson proposed that the POA cut the grass along the west side of the Las Cruces alley even though it is not our responsibility. It would be beneficial to the homeowners and is a similar situation to the POA cutting the grass on the gas company owned easement in Tierra de Oro. Dennis will get a quote on the additional cost of cutting the grass. This will be discussed at the August meeting.

Event Center Liaison Committee: Adrian Livas stated the Event Center Project has restarted. Phase 1 will be the extensive remodeling of the existing Clubhouse. The work will start in September 2020 and take 5-7 months to complete. Phase 2 will be the construction of a separate Event Center building northwest of the Clubhouse. Construction is planned to start in late 2021.

Adrian was asked about the status of the golf course mulching its debris pile that is close to the Las Cruces homes. He stated this had been scheduled to be done in March but was stopped when the pandemic hit. He will discuss getting the project restarted.

New Business: Norma Wilson asked Adrian to ask the golf course to store the guard's golf cart during the day. Storing it at the pool is damaging the newly redone floor. Adrian did not think it would be a problem and said he will check with the golf course to see if they would agree.

Website Committee: Tim Bruce stated that all current documents are posted on the website. The approved June Minutes will be posted. The "What's New" tab update was not discussed. A Board picture for the website was postponed until August as not all Board members were in attendance.

New Business: A list of messages received from the website during the last year was presented and discussed.

Security Committee: Erasmo Lopez could not attend the meeting so there was no regular security update. Discussion on speed bumps in Tierra de Oro and the Disaster Plan were postponed until the August meeting.

New Business: A **motion** was made, seconded, and carried to have the guard's Daily Activity Reports sent to Norma Wilson.

Architectural Control Committee: Mike Hernandez stated that several proposed projects have been approved: a pergola project; a fence replacement; construction of a basketball court; and two new home construction projects in Hacienda Estates. Mike also discussed flat roofs and said per our documents they are allowed.

New Business: While having no jurisdiction, the Board agreed that if a person building a new home outside Tierra Santa on the east side of Border asked the ACC to review their plans to identify how well they complied with Tierra Santa design rules, the ACC would provide that feedback.

Covenant Enforcement: As the Board has ramped up compliance inspections, Norma Wilson stated she has sent out violation letters and where appropriate fine notices for cases identified to her. Most resident responses have been positive, but she reported a few have been less than civil. No update was given on the resident whose pool fence collapsed due to corrosion in 2019 and has still not replaced it.

New Business: A complaint was received from a resident living on Tierra Bella about the number of cars constantly parked on the street. They make driving difficult and can hinder access by emergency vehicles.

Pool and Playground: Raymond Givilancz could not attend the meeting so there was no regular pool and playground update. The additional pool furniture purchase is still pending.

New Business: Water and termite damage were discovered at the pool building following a rainstorm in June. To repair the damage and inspect for more, a **motion** was made, seconded, and carried to approve a \$3,050 project to replace a pool room door, install two door awnings and inspect for additional water and termite damage.

A resident sent an email to the POA website asking if the POA could replace the existing playground equipment, expand the area and install additional equipment and plant shade trees in the area. No action was taken.

Old Business

A strategy for removing the large tractors and trailers parked on Border in violation of county ordinances is in development. This includes finding a copy of the old agreement or obtaining a new agreement on allowing the Border gate with the City of Weslaco.

Norma Wilson stated that Erika technical support group has implemented a fix for loss of codes on Samsung and Pixel cell phones. The fix appears to be successful.

A **motion** was made, seconded, and carried to approve the Property Manager Job Description. Potential candidates identified for the position will be discussed at the August meeting.

New Business

Dennis Slavin proposed a project to reactivate the lights on the entry wall which is at the intersection of Tierra Santa Blvd and Texas Blvd. The project cost is \$628. There was discussion about who owns the wall and who would pay for the power to light it. It was also brought up if solar panels could be used. Dennis said he will investigate these questions and a decision on the project was postponed until the August meeting.

Executive Session

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

A **motion** was made, seconded, and carried to approve having the POA attorney, under the terms agreed to by the Board, negotiate the resolution of a long-term property delinquency.

Protocols for the different types of Board communications to residents 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 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