



MINUTES

August 11, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm

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

Board Members Absent: Erasmo Lopez

Guests: Sean Richey, Juan Ramirez, Mark and Linda Russell, and Graci Villarreal.

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. Ramirez asked that the Board consider allowing him to replace his lawn with St. Augustine grass since it is much easier to care for than Bermuda 419. Ms. Villarreal said she would like to do the same if possible. The Board currently does not allow the use of St. Augustine grass. Adrian Livas was asked to look for other alternative grasses.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the July 14, 2020 Board Meeting Minutes as presented.

Treasurer's Report: Norma Wilson presented the June 2020 Treasurer's Report to the Board. July 2020 opened with a balance of \$142,184.38. Expenses of \$26,354.83 were paid and receipts of \$17,385.16 were deposited leaving a net balance of \$133,214.71. The Reserve Fund balance was \$148,910.90 which resulted in a combined balance of \$282,125.61 on July 31, 2020.

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

Finance Report: Tim Bruce presented that through July revenues are on budget while expenses are tracking about \$21,000 YTD over budget. The projected net income is about \$30,000 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 remainder of 2020.

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

The Finance Committee received and presented an engagement letter proposal from an outside CPA firm to perform a compilation audit for the 2019 year. The cost of this audit would be \$2,500. A **motion** was made, seconded, and carried to approve the compilation audit.

The Finance Committee reported that 9 of the 53 delinquent properties had resolved their accounts resulting in the collection of \$5,113. 12 properties were recommended to be moved to foreclosure. The Board deferred a decision and asked the Finance Committee to present the foreclosure process and recommendations of law firms to handle the foreclosures at the September meeting.

Committee Reports

Building and Grounds: Dennis Slavin presented an update on projects that have already been approved by the Board: the green space irrigation, storm sewer cover replacement, and street sign replacements have all been completed. The Spectrum cable installations are ongoing and scheduled to be completed by August 14th. Our landscaping contractor will work with Board members on the landscaping designs for the islands in Vida Dulce and Bella Vista.

Dennis stated that we will continue to monitor irrigation water usage and cost now that a large leak in the sub-system that has been using the most water was repaired in July. There was no further discussion on proposals for alternative irrigation water sources.

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.

New Business: A proposal for additional landscaping around the Texas gate and Tierra Santa Blvd. near hole 5 were presented at a cost of \$2,950. A **motion** was made, seconded, and carried to approve the project.

A proposal to hydromulch the bare spots along Tierra Santa Blvd. by holes 1,4, and 9 at a cost of \$1,495. A **motion** was made, seconded, and carried to approve the project.

A proposal was presented for the POA to cut the grass along the west side of the Las Cruces alley for \$175 per month. A **motion** was made, seconded, and carried to approve the project.

A quote was received for repairs to the Las Cruces alleys. Adrian Livas was asked to review the quotes and prioritize the work. This will be discussed at the September meeting.

The Board asked for quotes on a battery backup system for the Texas gate and a solar powered light at the Texas entry.

Dennis reported the City of Weslaco has done road repairs on Tierra Santa Blvd. outside the Texas gate.

Adrian reported that the golf course flooding was due to a blocked drainage way. The City is aware of the issue and has plans to clean the area and make additional improvements.

Residents reported that two storm drains in Hacienda Estates are not properly connected to the storm water run off system. The result was significant street flooding. A City inspector came out and verified this was the case. Mike Hernandez was asked to work with the City to get this corrected.

Event Center Liaison Committee: Adrian Livas stated the project plans have not changed from last month. Renderings were not yet available.

Adrian stated golf course debris pile will be removed soon. The City will bear 40% of the cost while the golf course will pay for the remaining 60% of the cost.

The golf course is now storing the guard's golf cart during the day.

Website Committee: Tim Bruce stated that all current documents are posted on the website. The approved June Minutes will be posted. A Board picture for the website was postponed until September as not all Board members were in attendance.

One new message received from the website complaining about grass not being cut was discussed. Norma Wilson will send out a reminder to all owners.

New Business: The Clubhouse restaurant menu will be posted on the POA website.

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 September meeting.

The guard's Daily Activity Reports are now being sent to Norma Wilson.

Architectural Control Committee: Mike Hernandez stated there were no submittals in July except for installing St. Augustine grass. There have been 2 submittals in the first half of August.

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.

The complaint received from a resident living on Tierra Bella about the number of cars constantly parked on the street was not discussed.

Pool and Playground: Dennis Slavin reported a **motion** was made by **email**, seconded, and carried unanimously to approve the replacement of the pool awning and repair to its support structure for \$1,777. Dennis also reported a **motion** was made by **email**, seconded, and carried unanimously to approve the emergency replacement of the main pool filter and filter media for \$2,450. The pool was closed for 5 days while the filter work was done.

The Board deferred spending \$2,500 on additional pool furniture pending receiving and reviewing quotes to replace and expand the existing playground equipment, expand the playground area, and plant shade trees in the area.

New Business: A proposal was presented to repair the water and termite damage in the south wall of the pool building for \$3,475. A **motion** was made, seconded, and carried to approve the project.

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. No new developments were discussed.

New Business

No New Business.

Executive Session

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

A **motion** was made, seconded, and carried to make an offer to the candidate for the Property Manager position pending a background check.

A **motion** was made, seconded, and carried to reject settlement offers on delinquent properties for anything less than the full amount owed.

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