



## MINUTES

**October 13, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm**

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

Board Members Absent: Norma Wilson.

Guests: Robert Cisneros.

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:** No other public comments were made.

**Approval of Minutes:** A **motion** was made, seconded, and carried to approve the September 8, 2020 Board Meeting Minutes as presented.

**Treasurer's Report:** Tim Bruce presented the September 2020 Treasurer's Report. September 2020 opened with a balance of \$118,558.47. Expenses of \$25,321.12 were paid and receipts of \$29,536.42 were deposited leaving a net balance of \$122,773.77. The Reserve Fund balance was \$149,077.69 which resulted in a combined balance of \$271,851.46 on September 30, 2020.

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

**Finance Report:** Tim Bruce presented that September YTD revenues are expected to be about \$25,000 above budget while expenses are tracking about \$27,000 over budget. Net Income for 2020 is projected to be \$41,000 or \$9,000 below budget. Spending needs to be closely monitored to not further reduce the year end income level.

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

The Finance Committee reported that there are 29 delinquent properties. 9 delinquent properties had resolved their accounts in September resulting in the collection of \$10,246. The Board asked the Finance Committee to recommend those properties that should be considered for foreclosure actions.

The Finance Committee present a proposed 2021 Budget including a 2021 Assessment increase. A motion to raise the Assessment by 10% was defeated. No further action on the 2021 Budget and the 2021 Assessment was taken. Further consideration of these items was deferred until the November.

## **Committee Reports**

**Building and Grounds:** No updates were available for landscaping the islands in Bella Vista and Vida Dulce, the Spectrum cable installations, the lighted sign on Texas Blvd., the battery backup and new gate operator motor at the Westgate gate, the storm sewer problems in Hacienda Estates, the Las Cruces alley repair project, and the hydromulch redo.

Dennis Slavin presented a modified landscaping proposal to add 13-15 live oak trees along the east side of Las Villas to provide shielding of the lots from Tierra Santa Blvd. The new budget was to not exceed \$15,000. A **motion** was made, seconded, and carried to approve the project.

Adrian Livas stated he would work with the golf course to help us remove the grass growing on the streets in Las Villas. Adrian also reported a large portion of the golf course debris pile near the homes in Las Cruces has been removed.

Tim Bruce stated all streetlights in Tierra Santa were inspected and those not functioning were reported to AEP by Norma Wilson.

The curb address painting project was deferred until the November meeting to allow time to get additional quotes.

**New Business:** Dennis Slavin presented a project to shape/trim the trees along Tierra Santa Blvd. costing \$3,600. A **motion** was made, seconded, and carried to approve the project.

A project to replace the palm trees destroyed by Hurricane Hannah was discussed. Action was deferred until the November meeting to provide time to gather additional information.

**Event Center Liaison Committee:** Adrian Livas stated the project plans have not changed. Renderings of the project will be available by November 1<sup>st</sup>. The Board's recommendation is expected to be made at the February Annual Meeting of the Members.

Adrian stated the golf course will erect OB stakes near the homes along the 7<sup>th</sup> hole in response to resident complaints of golfers hitting balls out of lots and back yards in that area.

**Website Committee:** Tim Bruce stated that all current documents are posted on the website. The approved September Minutes will be posted.

2 new message received from the website: one about resident owned dogs running loose in the neighborhood for which the Board recommended Weslaco Animal Control should be called when the dogs are seen; and one about people driving vehicles along the utility easement in Tierra de Oro / Hacienda Estates for which the Board asked Norma Wilson to resolve.

**Security Committee:** The 9/26 incident was discussed. Erasmo Lopez reported the Disaster Plan was complete. Emergency bolt cutters for the Border gate will be obtained.

**New Business:** Dennis Slavin will ask the POA attorney to put together a communication to be sent to all residents reminding them of Weslaco's ordinances on operation of golf carts by

minors. Several residents have reported concerns about seeing golf carts operated on Tierra Santa Blvd. by minors with more individuals in/on the golf cart than seats available.

A **motion** was made, seconded, and carried to approve a budget not to exceed \$1,000 for Christmas decorations.

**Architectural Control Committee:** Mike Hernandez stated there were two approved projects for September – a fence project and a pergola project. A third new home project was returned to the builder for further clarification due to lot size discrepancies.

Another resident complaint was received about new home builders not having the required metal dumpster for their construction debris. Norma Wilson was asked to send violation letters followed by fines if the situations are not remedied.

**Covenant Enforcement:** The large doghouse will be removed. No action was taken on the complaint received from a resident living on Tierra Bella about the safety hazard resulting from the large number of cars constantly parked on that street.

**Pool and Playground:** Raymond Givilancz reported the work on the pool building was completed. No action was reported on filing the required paperwork with the City of Weslaco for extending the number of months that the pool would be open.

A **motion** was made, seconded, and carried to approve a budget of \$2,500 to replace the playground equipment at the pool.

### **Old Business**

A strategy for removing the large tractors and trailers parked on Border in violation of county ordinances has been developed. Dennis Slavin stated he is working with the POA attorney and both the City and County on a path forward.

**New Business** – None.

### **Executive Session**

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

The Property Manager position was filled by Sean Richey replacing Norma Wilson. He will start immediately. The Board authorized Norma to remain in her position through January 31, 2021. The path forward for the transition was discussed.

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