



## **MINUTES**

**November 10, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm**

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

Board Members Absent: Erasmo Lopez

Property Managers: Norma Wilson, Sean Richey

Guests: Robert Cisneros, Anne & Steve Charlton, Jacob Cavazos, Dominic Reyes, David Fuentes, and Carol Farrald.

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:** Anne Charlton discussed her views on the Property Manager position. Carol Farrald stated that the trimming of the palm trees was overdone and could cause them distress. No other public comments were made.

**Approval of Minutes:** A **motion** was made, seconded, and carried to approve the October 13, 2020 Board Meeting Minutes as corrected.

**Treasurer's Report:** Norma Wilson presented the October 2020 Treasurer's Report. October 2020 opened with a balance of \$122,773.77. Expenses of \$27,164.66 were paid and receipts of \$9,872.42 were deposited leaving a net balance of \$105,481.53. The Reserve Fund balance was \$149,149.57 which resulted in a combined balance of \$254,631.10 on October 31, 2020.

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

**Finance Report:** Tim Bruce presented that 2020 revenues are expected to be about \$50,000 above budget while expenses are tracking about \$60,000 over budget. Net Income for 2020 is projected to be \$40,000 or \$10,000 below budget. Spending will 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 25 delinquent properties. 4 delinquent properties resolved their accounts in October resulting in the collection of \$47,105. The Finance Committee recommended foreclosure actions be initiated on 5 delinquent properties. The Board declined to start foreclosure actions at this time.

The Finance Committee present a proposed 2021 Budget with no increase in 2021 assessments.

A **motion** was made, seconded, and carried to approve not raising assessment dues in 2021 and accepting the proposed 2021 Budget.

### **Committee Reports**

**Building and Grounds:** No updates were available for the removal of grass growing on the streets in Las Villas, 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 plant 3-inch diameter live oak trees along the east side of Las Villas to provide shielding of the lots from Tierra Santa Blvd.

A **motion** was made, seconded, and carried to approve planting 3-inch diameter trees.

Dennis stated the Spectrum installations were complete at the Westgate Guard House and the Pool Building. Some work remains at Texas gate which will be completed by the end of November.

Norma Wilson reported the meter has been installed at the Texas light. An electrical inspection is pending. The light should be operational by mid-November. Norma also reported the pole lights at Texas and Westgate gates have been fixed and the lights are now working and that motor and backup battery installation at Westgate gate has been completed.

Dennis stated some of the road signs are in poor condition. The POA may have spares and/or have the existing signs refurbished. Sean Richey will investigate and resolve.

The islands in Bella Vista and Vida Dulce have not been landscaped. JC3 needs input on what we want to have done. Norma Wilson will take the lead for Bella Vista and Raymond Givilancz will take the lead for Vida Dulce.

Sean Richey was asked to make recommendation to the Board on minimum general liability insurance levels to be required of our contractors.

**New Business:** Dennis Slavin presented a project to install native plant beds along Tierra Santa Blvd. near the 1<sup>st</sup> hole for \$2,000.

A **motion** was made, seconded, and carried to approve the project.

Norma Wilson presented a project to paint addresses on the curbs in front of each home/lot in Tierra Santa for \$2,300.

A **motion** was made, seconded, and carried to approve the project.

**Event Center Liaison Committee:** Adrian Livas presented new renderings for the project. The proposed access changes in Tierra Santa are significantly different from the original plan presented in February 2020. An information session for Owners will be held on November 19. The Project Team needs a decision on the plan from the Board as soon as possible.

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

Only 1 message was received from the website. It stated that the Owner was not in favor of raising assessment dues in 2021 and outlined several reasons as to why this should not happen.

Norma Wilson stated that the issue with people driving vehicles along the utility easement in Tierra de Oro / Hacienda Estates was resolved.

**Security Committee:** Erasmo Lopez was unable to attend the meeting so there was no Security Committee update.

Dennis Slavin presented a draft prepared by the POA attorney on golf cart safety which could be sent to all Owners. Dennis asked the Board members to review the draft prior to the next meeting.

Dennis asked Norma to work with Erasmo on the plan and budget for Christmas decorations.

**Architectural Control Committee:** Mike Hernandez stated four new home packages were submitted in October. Three have been approved, one was rejected.

Sean Richey will assist Mike with project package screening and the work needed to get the storm water drain issues in Hacienda Estates resolved.

**Covenant Enforcement:** The large doghouse has still not been removed and the Owner is not cooperating. Dennis asked Norma and Sean to recommend possible next steps.

**Pool and Playground:** No action was reported on filing the required paperwork with the City of Weslaco for extending the number of months that the pool could be open.

Dennis Slavin stated that he was in the process of getting a quote on a new commercial grade playground set for the pool area. He will present the quote at the next meeting.

**Old Business** – None.

**New Business** – None.

**Executive Session**

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

The Board discussed a path forward on the strategy to resolve the issues on Border Rd.

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

The Board does not meet in December, so the next meeting will be Tuesday, January 12, 2021.

### **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