



MINUTES

September 8, 2020, Tierra Santa Golf Club Clubhouse, 7:00 pm

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

Board Members Absent: None.

Guests: Sean Richey, Robert Cisneros, David Arce, Martin and Deborah 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. and Mrs. Villarreal discussed concerns with rising water from the golf course pond near their property during major rain events. They also discussed the increasing incidents of golf balls hitting their house and golfers playing shots from their lot and adjacent lots. Posting "Private Property" signs was discussed.

No other public comments were made.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the August 11, 200 and the August 26, 2020 Board Meetings Minutes as presented.

Treasurer's Report: Norma Wilson presented the August 2020 Treasurer's Report to the Board. August 2020 opened with a balance of \$133,214.71. Expenses of \$26,471.27 were paid and receipts of \$11,815.04 were deposited leaving a net balance of \$118,558.47. The Reserve Fund balance was \$148,995.64 which resulted in a combined balance of \$267,554.11 on August 31, 2020.

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

Finance Report: Tim Bruce presented that August 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 on budget which is an improvement over last month's projection.

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

The Board discussed delaying the Compilation Audit from 2019 to 2020. A **motion** was made, seconded, and carried to approve conducting the Compilation Audit for the year 2020.

The Finance Committee reported that there are 37 delinquent properties. 5 delinquent properties had resolved their accounts in August resulting in the collection of \$8,942. 9 delinquent properties are in the sales process which, if these go through, would result in the POA collecting \$42,316. 6 properties were recommended to be moved to foreclosure. An overview of the foreclosure process was presented to the Board. The Board asked the Finance Committee to recommend real estate law firms to handle the foreclosures at the October.

The Finance Committee will present proposed 2021 Budget and 2021 Dues recommendations at the October meeting.

Committee Reports

Building and Grounds: Dennis Slavin presented an update on projects that have already been approved by the Board: the hydro mulch project was completed with a 75% success rate, some areas will need to be treated again; the Texas gate and Tierra Santa Blvd. landscaping projects were completed. The islands in Bella Vista and Vida Dulce should be completed by the end of September. The Spectrum cable installations at the Westgate gate and the Pool building are complete. Final hookup needs to be done at the Texas gate. No action was taken on the Las Cruces alley repair project.

Dennis stated that the Board will continue to monitor irrigation water usage and cost and look for opportunities to reduce the monthly water bill cost. There was no further discussion on proposals for alternative irrigation water sources.

Mike Hernandez is continuing to work with the City of Weslaco to resolve the issue that two storm drains in Hacienda Estates are not properly connected to the storm water runoff system. Dennis Slavin will send the Weslaco City Manager an email outlining the problem along with proof that the City is responsible for fixing it.

New Business: A proposal for a new gate operator motor at the Westgate gate for \$2,275 and a battery backup system at the Texas gate for \$1,500 was presented. A **motion** was made, seconded, and carried to approve the project.

A proposal to reinstall the light on the Tierra Santa sign at the corner of Texas Blvd. and Tierra Santa Blvd. for \$682 was presented. A **motion** was made, seconded, and carried to approve the project.

A proposal to add view shielding landscaping along the west side of Las Villas for \$5,000 was presented. A **motion** was made, seconded, and carried to approve the project.

Event Center Liaison Committee: Adrian Livas stated the project plans have not changed: the refurbishment of the Clubhouse building will start 4Q2020. The Event Center will be built a year after the Clubhouse work is completed. Renderings are not yet available. Dennis Slavin discussed alternative ideas for the reconfiguration of gates, fences, and bollards necessitated by the Event

Center project. He stressed the time is now to develop these plans. The Board's recommendation is expected to be made at the February Annual Meeting of the Members.

Adrian stated the golf course debris pile will be removed soon. The City will bear 45% of the cost while the golf course will pay for the remaining 55% of the cost.

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

6 new message received from the website about grass not being cut, new home approvals, speed limit signs on Tierra Santa Blvd., removing dead branches from trees, obtaining gate codes, and the lack of metal trash dumpsters onsite where new homes are being built. A **motion** was made, seconded, and carried to approve a \$250/month fine for the lack of metal trash dumpsters.

Security Committee: Erasmo Lopez reported the Activity Log and Guard compensation projects were completed. Additional speed bumps in Tierra de Oro were no longer needed. Erasmo will procure the items needed per the Disaster Plan.

New Business: A **motion** was made, seconded, and carried to approve fining residents \$25/month for not obtaining Erika codes. This causes the Guards significant additional work.

Architectural Control Committee: Mike Hernandez stated there were 8 new home submittals: 3 were approved; 3 are pending additional paperwork, and 2 were denied as non-conforming.

Covenant Enforcement: The large doghouse will be removed. The trailer parked long term on Tierra Bella has been moved. Several violation notices for long grass were sent. 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 replacement of the pool awning and repair to its support structure were completed. The work on the pool building has gone more slowly than expected but should be completed in September.

The Board discussed upgrading and expanding the playground. A project proposal will be made at the October meeting.

New Business: A **motion** was made, seconded, and carried to approve that the pool only be closed in December and January adding three months to the time the pool is open.

Old Business

A strategy for removing the large tractors and trailers parked on Border in violation of county ordinances is in development. Dennis Slavin stated he is working with both the City and County on a path forward. He is optimistic this situation will be resolved. There was discussion but no action taken on making the Border gate fully functional in the future.

New Business

Tim Bruce discussed a project to paint street address on the curbs in front of every home and lot. This is required by the Declaration. The Board will review the project proposal at the October meeting.

Erasmus Lopez discussed the need to establish a Christmas decorations budget. This will be discussed at the October meeting.

Executive Session

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

The Property Manager position was filled. The path forward for the rest of 2020 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