



MINUTES

December 8, 2020, Tierra Santa Pool Room, 7:00 pm

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

Board Members Absent: None.

Property Managers: Norma Wilson, Sean Richey

Guests: Robert Cisneros, Martin Villarreal, Robert Gomez.

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: Martin Villarreal and Robert Gomez both had questions and comments on the Event Center Project. Martin Villarreal expressed continuing concern over golfers playing out of the lot adjacent to his home and even out of his own back yard. He has suffered several broken windows.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the November 10, 2020 Board Meeting Minutes as presented.

Treasurer's Report: Norma Wilson presented the November 2020 Treasurer's Report. November 2020 opened with a balance of \$105,481.53. Expenses of \$13,388.77 were paid and receipts of \$17,251.21 were deposited leaving a net balance of \$109,343.97 in the Operating Fund. The Reserve Fund balance was \$149,215.65 which resulted in a combined balance of \$258,559.62 as of November 30, 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 more than \$50,000 above budget while expenses are tracking about \$45,000 over budget. Net Income for 2020 is projected to be \$10,000 or \$20,000 above budget. Spending will continue to be closely monitored.

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

A **motion** was made, seconded, and carried to approve the transfer of \$30,000 from the Operating Fund to the Reserve Fund. Norma Wilson will make the transfer.

The Finance Committee reported that there are 26 delinquent properties and recommended foreclosure actions be initiated on 3 delinquent properties.

Norma Wilson reported she contested the huge increase in the 2020 Property Tax Bill with the County. They advised her to pay the same amount as was paid in 2019 and they will schedule a hearing in early 2021 to make a ruling on our 2020 taxes.

A **motion** was made, seconded, and carried to approve routing Owners emails received from the POA Website to the Property Manager and all Board members that wanted them. The individuals receiving the emails will be Sean Richey, Dennis Slavin, Norma Wilson, Tim Bruce, Raymond Givilancz, and Adrian Livas. Tim Bruce will contact the POA Webmaster to make these changes.

A **motion** was made, seconded, and carried to ask Owners to use the POA Website email rather than calling the POA phone if they have questions, comments, complaints, etc. How Owners would be notified of this change was to be determined.

A **motion** was made, seconded, and carried to approve the new Property Manager position to be an employee of the Board.

A **motion** was made, seconded, and carried to require **two signatures** for all checks written by the POA. New checks with double signature blocks will be obtained from the POA's bank. The approved signers are the POA President and the POA Treasurer, currently Dennis Slavin and Norma Wilson respectively.

Committee Reports

Building and Grounds:

Dennis Slavin stated that the following projects have been completed: Christmas decorations, pothole repairs on Tierra Santa Blvd. and Border Rd., Texas lighted sign, street sign refurbishments, and the new motor and battery backup at Westgate gate.

Dennis stated that the security app for the gate and pool cameras and the native plantings by the first hole were in progress.

The curb address painting has not started pending contact from the original vendor or the selection of a new vendor.

Plans for the islands in Bella Vista and Vida Dulce need to be finalized with JC3 by the end of December or the funding would be withdrawn.

Sean Richey was asked to get quotes and obtain a cost/benefit analysis regarding a wooden vs. metal playset replacement.

The oak tree planting project for Las Villas was put on hold pending additional information on the Event Center Project.

Sean Richey was sked to recommend the amount of general liability insurance the POA should require from its vendors. He was also asked to see what our recurring contractors now have in place.

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.

Event Center Liaison Committee: No updates on the Event Center Project were available.

Website Committee:

Tim Bruce stated that all current documents are posted on the website. The approved November Minutes will be posted.

4 messages were received from the website: an Owner complained that golf carts were running over the edge of her backyard lawn creating a rut; an Owner complained the doghouse in La Hacienda Estates has not been removed; an Owner complained about trash in the neighborhood from new home construction; and an Owner requested entry log information for a specific date and time.

Security Committee:

Dennis Slavin stated the message prepared by the POA attorney on golf cart safety would be further discussed at the January 2021 meeting.

Architectural Control Committee:

Mike Hernandez stated a wall remodel project, and a new home project were approved. 3 additional new home projects are under review including 1 that is asking for a set-back variance.

Getting new home builders to provide metal dumpsters is still an issue. Mike suggested certain documents should be changed to make the requirement clearer.

Covenant Enforcement:

The large doghouse has still not been removed and the Owner is not cooperating.

Pool and Playground: No issues reported.

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 the progress on the petition asking the City of Weslaco to abandon a section of Border Rd. to the POA.

A **motion** was made, seconded, and carried to approve the Board's Attorney to send a letter to the Owner notifying them of the non-compliance of their yard doghouse and asking that it be removed.

Specifics on how to convey POA requirements to the Event Center Project team were discussed.

The Board approved initiating foreclosure actions on 3 properties through the Board's Attorney.

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

The next meeting will be Tuesday, January 12, 2021 at 7pm in the Pool Room.

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