



MINUTES

April 13, 2021, Tierra Santa Golf Clubhouse, 7:00 pm

Board Members Present: Dennis Slavin, Michael Hernandez, Adrian Livas, Raymond Givilancz, Eric Cavazos, Ezequiel Reyna III.

Board Members Absent: Erasmo Lopez

Property Manager: Sean Richey.

Guest: David Rodriquez, Samson Property Management

President Raymond Givilancz called the Tierra Santa Board of Directors Meeting to order at 7:22 p.m.

Welcome: President Givilancz welcomed the Board members.

Public Comment: None

Approval of Minutes: A **motion** was made, seconded, and carried to approve the March 13th, 2021 Board Meeting Minutes as presented.

E-Mail Approval: None

Treasurer's Report: Eric Cavazos presented the March 2021 Treasurer's Report. March 2021 opened with a balance of \$186,339.08. Expenses of \$13,755.30 were paid and receipts of \$52,858.76 were deposited leaving a net balance of \$225,442.54 in the Operating Fund. The Reserve Fund balance was \$179,461.44 resulted in a combined balance of \$404,903.98.

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

Finance Report: Eric Cavazos presented that APRIL 2021 financial results. Both Revenues and Expenses are as expected and on budget. The 2021 Dues collection rate as of the end of March is 70%(approximated) . Expenses were slightly under budget for a second month.

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

No update was available on delinquent properties or foreclosure activities.

Committee Reports

Property Manager's Report:

Sean Richey is approved to receive month-to-month training on Quickbooks to improve administrative skills. Mr. Juan will assist at the end of April to train Sean on operational knowledge of quick books

Sean Richey needs an updated laptop. A **motion** was made, seconded, and carried to approve the purchase of a Chromebook laptop (not to exceed \$400) for use by the Property Manager. This will give faster load times on a newer model. Old Laptop donated to guards for Wiseview app access

Sean Richey reported that he had received five resale certificates for the month of March.

Sean discussed the Gate repair. Texas Gate exit repair would be completed on 12 April.

Sean presented the board with playsets design option from Rainbow Playsets. A **motion** was made, second and carried to approve the purchase a playset for under \$10,000

Building and Grounds:

Dennis Slavin proposed a plan and quote for Lighting for the island along north entrance of Tierra Santa. Item tabled for May meeting

Dennis Slavin proposed a plan to install a sprinkler system near the south side of the playground. A **motion** was made, second and carried to approve the purchase of the sprinkler system

Lighting quote for two island at the entrance to Tierra Santa Tabled for May Meeting

Dennis Slavin Proposed a Boulder/landscape to prevent 9th hole traffic from transgressing on residents lots

Dennis Slavin Proposed a quote for "sealcoating" Tierra Santa Blvd. Item tabled for May meeting

Quote for Wall Painting and for dead Bugamdia removal. \$3,500 for removal, \$3,000 for painting. A **motion** was made, second and carried to approve the purchase for \$5,700

Event Center Liaison Committee:

Adrian Livas reported construction to start May 2021 on event center.

Announced new club superintendent. Will attend May meeting.

Adrian announced future concert. Johnny Lee and Mark Chestnut will perform on May 15th. Email will be sent to residents.

Website Committee:

Zeke Reyna III Stated that he was looking into a redesign of the website. Discussion tabled for May meeting

Security Committee:

Will provide the current administrative computer to the Guards for use and monitoring of the Wiseview camera system.

Architectural Control Committee:

Mike Hernandez stated there were three submittals in March.

Mike Hernandez addresses the plans for new construction on Block V, lot 21 A **motion** was made, seconded, and carried to approve construction proposals and plans.

Covenant Enforcement:

Sean Richey proposed a bi-weekly inspection of Tierra Santa. Discussion tabled for May

Dog House update, Owner at is unreachable to speak about the dog house. Second home with animal structure observed.

Sean Richey needed clarification about Trailers and or other towed vehicles and how long the amount of days the trailers may remain in stie before being asked to move. A **motion** was made, seconded, and carried to enforce a three-day parking policy pending advisement from lawyer advisement.

Pool and Playground:

Ray Gilivancz discusses emails from residents concerning the community pool.

Ray Gilivancz request a quote from Hamlin Pools to repair Jacuzzi. Discussion tabled for May.

Old Business

Adrian Livas discussed Border Gate petition update

New Business

Eric Cavasos discussed Tierra Santa Fencing. Discussion tabled for further updates

Executive Session

No Executive

Adjournment

With no further business to discuss, a **motion** was made, seconded, and carried to adjourn.

The next meeting will be held on Tuesday, May 11th, 2021 at the Pool Room at 7 pm.

Respectfully submitted,

Eric Cavasos

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