



## **MINUTES**

**February 9, 2021, Tierra Santa Golf Clubhouse, 8:00 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: Tim Bruce

President Slavin called the Tierra Santa Board of Directors Meeting to order at 8:00 p.m. following the Annual Meeting of the Members.

**Welcome:** President Slavin welcomed the Board members.

**Public Comment:** No public comments.

**Election of 2021 Officers:** The Board elected Raymond Givilancz President; Michael Hernandez Vice President; and Eric Cavazos Secretary/Treasurer. The Board asked Sean Richey to take Meeting Minutes for the remaining 2021 meetings.

**Committee Assignments:** The Board made the following Committee Chair assignments:

- **Finance – Eric Cavazos**
- **Building & Grounds – Dennis Slavin**
- **Covenant Enforcement – Raymond Givilancz (Sean Richey assisting)**
- **Website – Ezequiel Reyna III**
- **Pool & Playground – Raymond Givilancz**
- **ACC – Michael Hernandez**
- **Security – Erasmo Lopez**
- **Event Center Liaison – Adrian Livas**

**Approval of Minutes:** A motion was made, seconded, and carried to approve the January 12, 2021 Board Meeting Minutes as presented.

**E-Mail Approval:** On January 27, 2021, Dennis Slavin sent the Board a motion by e-mail to spend \$1,946 to rebuild the failing Texas gate exit track. The motion was unanimously approved.

**Treasurer's Report:** Tim Bruce presented the January 2021 Treasurer's Report. January 2021 opened with a balance of \$162,465.00. Expenses of \$16,729.03 were paid and receipts of \$58,007.00 were deposited leaving a net balance of \$203,742.97 in the Operating Fund. The Reserve Fund balance was \$179,343.16 which resulted in a combined balance of \$383,086.13.

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

**Finance Report:** Tim Bruce presented that January 2021 financial results. Both Revenues and Expenses are as expected and on budget. The 2021 Dues collection rate as of the end of January is 50%. Expenses were slightly under budget.

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:**

Dennis Slavin and Sean Richey successfully contested the large, proposed increase in the 2020 TS Property Tax bill with the County. The County recognized the mistake made and returned the total 2020 Property Tax bill to the 2019 level.

Sean Richey reported that he had just received a notice of a potential fine to the POA for late tax form submissions. He believes this is incorrect and will attempt to resolve the issue.

Sean reported that the issuing of new Elika codes for the Texas exit gate has been completed and the gate is now functional again. The gate was bent in an accident caused by the Weslaco Fire Department. A new gate is on order. The POA expects reimbursement from the City. The total rebuilding of the gate track rail was approved and is pending.

The Board discussed the need to improve lot maintenance management. Sean stated he would focus on inspections and work with lot Owners and JC3 to make the needed improvements.

Sean discussed the Elika charge policy. The Board agreed it could be simplified and will take up this issue at the March meeting.

### **Building and Grounds:**

Dennis Slavin stated that street grass removal project in Las Villas was completed.

A plan for more comprehensive landscaping of the Vida Dulce island including irrigation was presented for \$5,800. A motion was made to increase the budget for this project to \$5,800. The **motion** was seconded and carried to approve the new budget. Plans for the Bella Vista island were not discussed.

A **motion** was made, seconded, and carried to approve the purchase of a Chromebook laptop (not to exceed \$400) for use by the guards. This will give them better access to camera information and make them more mobile.

Dennis stated a project was under development to add lighting to the island between Westgate and Tierra de Oro. The project and quote will be presented at the March meeting.

Dennis stated a project was in under development to sealcoat Tierra Santa Blvd. Vendors bidding on the project will attend the March meeting to discuss the project scope and budget with the Board.

No updates were available for the storm sewer problems in Hacienda Estates, the curb address painting project, and the Las Cruces alley repair project.

#### **Event Center Liaison Committee:**

Adrian Livas stated that the revised plan calls for demolition of the existing Clubhouse and the construction of a larger building with the Event Center on one side and a grill on the other. There will not be any separate standalone buildings.

#### **Website Committee:**

Tim Bruce stated that all current documents are posted on the website. The approved January 2020 Minutes will be posted.

Tim will notify our Webmaster to add Eric Cavazos and Ezequiel Reyna III to the distribution list of messages received by our website. Tim Bruce will be deleted from the list.

Messages received from the website in January reported overgrown lots that need attention; requests for Elika codes and/or vehicle stickers; Christmas trees and other debris being dumped on empty lots; and a complaint about the approval of a metal roof in Bella Vista while other metal roof requests have been turned down.

#### **Security Committee:**

No update was given as Erasmo Lopez was unable to attend the meeting.

#### **Architectural Control Committee:**

Mike Hernandez stated there were no submittals in January.

A home near the ninth green has broken ground without submitting documents to the ACC. Sean Richey will talk to the builder to stop construction until the documents are submitted and approved.

Due to the unintentional approval of a metal roof on a new home, Mike stated he needed to revise the construction requirements documents to make what is and what is not acceptable clearer.

The Board will meet in March or April with a solar panel expert to develop a policy and specifications (e.g., flush mounted, non-glare, engineered systems, etc.) for solar panel systems in Tierra Santa.

### **Covenant Enforcement:**

No updates were available on the status of getting the non-compliant large doghouse in Hacienda Estates removed.

Sean Richey stated he would refocus on inspections and follow-up once approved by the Board with violation notifications and, if necessary, fines.

### **Pool and Playground:**

No updates. A decision on replacement playground equipment has been delayed until the spring.

### **Old Business**

Adrian Livas is continuing to work on the process of getting Border Rd. abandoned to the POA.

**New Business** – None.

### **Executive Session**

No Executive Session was held.

### **Adjournment**

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

The next meeting will be held on Tuesday, March 9th, 2021 at the Pool Room at 7 pm.

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