



MINUTES

March 9, 2021, Tierra Santa Golf Clubhouse, 7:00 pm

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

Board Members Absent: N/A

Property Manager: Sean Richey.

Guest: Rick Lopez; Sunfinity, Solar Panel expert provided information and literature on solar panels installation, appearances, and cost.

President Raymond Givilancz called the Tierra Santa Board of Directors Meeting to order at 7:00 p.m.

Welcome: President Givilancz welcomed the Board members.

Public Comment: Liza Colchado, 4210 Vida Grande; concerns about concert noise and disruption from the Tierra Santa Golf club. Regina Cantu, 1310 Buena Suerte, concern for loose dogs in the neighborhood. Specifically, residence's dogs running loose.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the February 9th, 2021 Board Meeting Minutes as presented.

E-Mail Approval: None

Treasurer's Report: Eric Cavazos presented the February 2021 Treasurer's Report. February 2021 opened with a balance of \$173,549.91. Expenses of \$5,296.95 were paid and receipts of \$18,086.12 were deposited leaving a net balance of \$186,339.08 in the Operating Fund. The Reserve Fund balance was \$179,400.94 resulted in a combined balance of \$365,740.02.

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

Finance Report: Eric Cavazos presented that February 2021 financial results. Both Revenues and Expenses are as expected and on budget. The 2021 Dues collection rate as of the end of February is 60%(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 A **motion** was made, seconded, and carried to approve the One time initial Charge to new homeowners \$35.00 as presented.

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 just received a second 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 discussed the Erika charge policy. A **motion** was made, seconded, and carried to approve the One time initial Charge to new homeowners \$35.00 as presented.

Building and Grounds:

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

Playsets quotes have been assigned to Sean Richey to explore pricing and option. Item tabled for April meeting

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

Event Center Liaison Committee:

Adrian Livas stated that the Golfclub staff have begun to deploy tents and erect the Waterfall Grill outside to accommodate the member and guests.

Website Committee:

Zeke Reyna III Stated that he was looking into a redesign of the website.

Domain services due. Sean Richey discussed with Dennis Slavin to contact Bliss Website services for current yearly dues.

Messages received from the website included lot maintenance, construction debris and pool reopening. All message reviewed and responded to.

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 February A **motion** was made, seconded, and carried to approve construction proposals and plans.

Mike Hernandez addresses the current construction crews are still violating the trash storage and removal policies.

Covenant Enforcement:

Sean Richey is to send a courtesy email to all residents every quarter concerning violation observed and addressed in the last ninety days. A **motion** was made, seconded, and carried to approve an email sent every quarter.

Dog House update, Owner at is unreachable to speak about the dog house.

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.

Pool and Playground:

Opening the Pool as soon as possible in March. A **motion** was made, seconded, and carried to approve open the pool as soon as possible.

Tarp is to be installed for the season and chairs and lounge chairs deployed.

Vendor (Daniela Luna) to clean the pool is to continue but start to research less expensive alternatives.

Sean Richey stated that the Pool Services by CBS Pool service is be discontinued and Hamlin Pools offered a cheaper plan. A **motion** was made, seconded, and carried to approve Hamlin Pools service for the resident's pool.

Old Business

Ray Gilivancz stated status of the signatures is on hold once all S. Border residences land will not be annexed by the city prior to signing the petition to abandon S. Border.

New Business – None.

Executive Session

A **motion** was made, seconded, and carried to enter executive Session.

Mike Hernandez address the Metal Roof construdtion and any future home being allows metal paneled roof. A **motion** was made, seconded, and carried to disapprove all future homes with metal roofs submitted with the construction plans.

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,

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