



MINUTES

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

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

Board Members Absent: Ezequiel Reyna III

Property Liaison: Sean Richey.

Guest:

President Raymond Givilancz called the Tierra Santa Board of Directors Meeting to order at 7:13 p.m.

Welcome: President Givilancz welcomed the Board members.

Public Comment: Irma Garcia, Concerned about mud in the alley behind her house. Martin & Deborah Villareal, water hazard on 7th hole flooding behind residences home.

Approval of Minutes: A **motion** was made, seconded, and carried to approve the May 11th, 2021 Board Meeting Minutes as presented.

E-Mail Approval: None

Treasurer's Report: Eric Cavazos presented the June 2021 Treasurer's Report. June 2021 opened with a balance of \$206,607.25. Expenses of \$56,249.67 were paid and receipts of \$10,882.57 were deposited leaving a net balance of \$161,240.15 in the Operating Fund. The Reserve Fund balance was \$179,619.66 resulted in a combined balance of \$340,859.81.

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

Finance Report: Eric Cavazos presented that JUNE 2021 financial results. Both Revenues and Expenses are as expected and on budget. The 2021 Dues collection rate as of the end of June is 70% (approximated) .

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 discussed the transfer of all resale certificates to Samson PM.

Sean Richey discussed the notes provided by David of Samson PM.

Ray Gilivancz discussed the Owner/Builder/TSPOA Contract. Discussion tabled pending Legal advice for document.

Sean discussed a plan with Joe from Samson PM about each Tuesday of the month with

Sean updated the board o

Building and Grounds:

Dennis Slavin proposed a plan to install a rain sensor for the sprinkler system. A **motion** was made, second and carried to approve the purchase of the rain sensor.

Dennis Slavin Proposed a quote for repairing the potholes in Bella Vista, Las Crases, Vida Dulce, and Tierra de Oro. A motion was made, second and carried to approve the repair the potholes.

Dennis Slavin proposed a parking lot "sealcoat" for Tierra Santa Golf Club. Club house parking lot to belong to city.

Event Center Liaison Committee:

Adrian reported construction to begin in July.

Adrian discusses a future survey of the cart path.

Adrian discusses new fence line proposal.

Website Committee:

Samson is to announce the website launch for TSPOA in August meeting

Security Committee:

No new updates

Architectural Control Committee:

Mike Hernandez stated there were 4 new construction submittals in June.
A motion was made to approve construction

Covenant Enforcement:

Sean Richey reported fifty violations enforced in June per Joe from Samson PM

Pool and Playground:

Ray Givilancz discusses sprinkler system next to playground. Discussion tabled for August Meeting.

Ray Givilancz requests a quote from Hamlin Pools to repair pool deck plaster. Hamlin Pools submitted a quote for \$2500 to replace deck plaster. A motion was made, second and carried to repair the pool deck.

Old Business

Adrian Livas discussed Border Gate petition update

New Business

Eric Cavasos discussed Tierra Santa Fencing. A motion was made, second and carried to approve proposed fencing.

Ray Givilancz discussed the details and action to engage in services of the Samson Property Management to assist the Tierra Santa POA day-to-day operations. A motion was made, second and carried to sign a contract for services by Samson Property Management.

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, June 8th, 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