



## **MINUTES**

**August 10, 2021, Tierra Santa Golf Clubhouse, 7:00 pm**

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

Board Members Absent: Ezequiel Reyna III, Adrian L

Property Liaison: Sean Richey.

Guest: Jacob Lawn care, Request to raise rates for force mow requests

President Raymond Givilancz called the Tierra Santa Board of Directors Meeting to order at 7:10 p.m.

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

**Public Comment:**

**Approval of Minutes:** A **motion** was made, seconded, and carried to approve the July 30<sup>th</sup>, 2021 Board Meeting Minutes as presented.

**E-Mail Approval:** None

**Treasurer's Report:** Eric Cavazos presented the July 2021 Treasurer's Report. July 2021 opened with a balance of \$340,859.81. Expenses of \$16,218.46 were paid and receipts of \$3,734.87 were deposited leaving a net balance of \$138,715.81 in the Operating Fund. The Reserve Fund balance was \$179,666.90 resulted in a combined balance of \$318,382.71.

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

**Finance Report:** Eric Cavazos presented that July 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 80% (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:**

David Rodriguez discussed the Resale certificate update.

Ray Givilancz discussed the Owner/Builder/TSPOA Contract. A **motion** was made, second and carried to approve the purchase or the contract with a \$2000 down payment.

David Rodriguez discusses the POA dues update, and QuickBooks.

David Rodriguez discusses new states legislation concerning ACC and who is allowed on the committee.

### **Building and Grounds:**

Dennis Slavin proposed a plan to update the Tierra Santa blvd landscaping. A **motion** was made, second and carried to approve updating the landscape.

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

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

No Updates.

### **Website Committee:**

No Updates

### **Security Committee:**

No new updates

### **Architectural Control Committee:**

David Rodriguez, Announced 4 new home construction request in July.

One was initially disapproved due to metal roof on the plans. Awaiting new submission for approval.

### **Covenant Enforcement:**

Sean Richey reported 45 violations enforced in July per Joe from Samson PM

### **Pool and Playground:**

Ray Givilancz discusses sprinkler system next to playground. Tabled for September meeting

Ray Givilancz requests a quote from Hamlin Pools to repair pool deck plaster. Also request two additional quotes for pool replaster and awning in the off-season. Tabled for September.

### **Old Business**

Border Gate petition update tabled for September meeting.

### **New Business**

Ray Givilancz discussed the agreement between POA and event center/ city of Weslaco. Tabled for September meeting.

Ray Givilancz discusses a resident's lawn infraction. Residents request exemption for planting St, Augustine Grass. A **motion** was made, second and carried to disapprove the landscape.

### **Executive Session**

No Executive Session

### **Adjournment**

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

The next meeting will be held on Tuesday, September 14, 2021 at the Pool Room at 7 pm.

Respectfully submitted,

Eric Cavazos