



## **MINUTES**

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

Board Members Present: Dennis Slavin, Eric Cavazos, Erasmo Lopez, Adrian Livas, Mike Hernandez

Board Members Absent: Dustin Garza, Raymond Givilancz, Ezequiel Reyna III

Property Liaison: Sean Richey.

Property Manager: David Rodriguez

Guest: None

Vice-President Mike Hernandez called the Tierra Santa Board of Directors Meeting to order at 7:01p.m.

**Welcome:** Vice-President Mike Hernandez welcomed the Board members.

**Public Comment:** Joe Aleman, 3510 La Hacienda, pot hole, stop sign repair, soccer field on westgate.

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

**E-Mail Approval:** None

**Treasurer's Report:** Eric Cavazos presented the October 2021 Treasurer's Report. October 2021 opened with a balance of \$278,385.21. Expenses of \$13,688.56 were paid and receipts of \$6,436.17 were deposited leaving a net balance of \$85,476.79 in the Operating Fund. The Reserve Fund balance was \$179,608.49 resulted in a combined balance of \$265,085.28.

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

**Finance Report:** Eric Cavazos presented that October 2021 financial results. Both Revenues and Expenses are as expected and on budget. The 2021 Dues collection rate as of the end of August is 90%(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. 11 pending resale certificates for October 2021

David Rodriguez discussed a new attorney to assess and enforce property liens based on POA dues delinquency. Ray Givilancz A **motion** was made, seconded, and carried to approve the new attorney.

David Rodriguez discusses the POA dues update, and QuickBooks for the month of October 2021.

David Rodriguez discusses inspection and review new home construction plans for October 2021.

### **Building and Grounds:**

Dennis Slavin proposes quotes for painting Pool House. Quote is for \$3,210

Dennis Slavin Proposes quote for landscaping improvements along Tierra Santa Blvd. Quote is for \$7,500

Both quotes have been tabled for December meeting.

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

Adrian Livas discussed Event Center opening date; September 2022.

Adrian Livas discusses restaurant opening date; 1 March 2022

### **Website Committee:**

No Updates

### **Security Committee:**

No Updates

## **Architectural Control Committee:**

No Updates

## **Covenant Enforcement:**

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

## **Pool and Playground:**

No Updates

## **Old Business**

Adrian Livas discusses Border Gate petition update; city commission will meet to vote on turning over S. Border to Tierra Santa POA

Adrian Livas discusses agreement between POA and event center/City of Weslaco. Awaiting Juan Pequeno to finish review.

## **New Business**

Mike Hernandez discusses LOT 52. Mike sends plans repavement of alleyway. Push discussion to next meeting to review the contract bids

Directors discusses POA tax and budget for the CY 2022. a **motion** was made, seconded, and carried to increase the POA dues from \$817.00 to \$900.00.

## **Executive Session**

a **motion** was made, seconded, and entered into executive session.

a **motion** was made, seconded, and carried to close 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, December 21, 2021 at the Pool Room at 7 pm.

Respectfully submitted,

Eric Cavazos

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