



MINUTES

September 14, 2021, Tierra Santa Golf Clubhouse, 7:00 pm

Board Members Present: Dennis Slavin, Raymond Givilancz, Eric Cavazos, Erasmo Lopez, Ezequiel Reyna III, Adrian Livas, Dustin Garza

Board Members Absent: Mike Hernandez

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 7:06 p.m.

Welcome: President Givilancz welcomed the Board members.

Public Comment: NONE

Approval of Minutes: A **motion** was made, seconded, and carried to approve the August 10th, 2021 Board Meeting Minutes as presented.

E-Mail Approval: None

Treasurer's Report: Eric Cavazos presented the August 2021 Treasurer's Report. August 2021 opened with a balance of \$318,382.71. Expenses of \$23,509.68 were paid and receipts of \$2,892.59 were deposited leaving a net balance of \$116,186.54 in the Operating Fund. The Reserve Fund balance was \$179,608.49 resulted in a combined balance of \$295,795.03.

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

Finance Report: Eric Cavazos presented that August 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 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. 13 pending resale certificates for August 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.

David Rodriguez discusses forced mowing on empty lots. Recommend negotiating lawn service fee to match the lot size on empty lot service.

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 Hacienda Del sol landscaping improvements. Discussion tabled for October Meeting

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 August.

3802 Cielo Blanco Roof Vote: Disapproved

1118 Bella Vista Roof Vote: Approved

1410 Tierra Santa construction Vote: Tabled

3810 Santo Cielo Construction Vote: Approved

Covenant Enforcement:

Sean Richey reported 55 violations enforced in August 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, October 12, 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