



Minutes of Annual Membership Meeting February 20, 2022, 7:00 pm Tierra Santa Clubhouse

- 1) CALL TO ORDER: President Tim Bruce called the meeting to order at 7:10 pm. The board members present were Raymond Givilancz, Mike Hernandez, Dennis Slavin, Ezequiel Reyna III, Adrian Livas, Erasmo Lopez and Eric Cavazos. A quorum of property owners were present. The President introduced the members of the board and had them tell the membership what board position they held and what committee they chaired/served. President Bruce announced that he would be seeking re-election to the Board.
- 2) GUEST PRESENTATIONS: President Givilancz then asked each of the other four people running to briefly state their name, their experience, and why they wanted to serve on the Tierra Santa Board of Directors.
- 3) ELECTION OF BOARD MEMBERS: President Givilancz announced a quorum of homeowners was present and, therefore, the election of board members would commence by secret ballot. All homeowners were asked to complete the ballots that were being handed out and to place them in the ballot box as it was brought around the room. Upon completion of counting the ballots, the board members elected would be announced. President Givilancz asked that the meeting continue while the counting was taking place. Once the results were completed, an announcement would be made.
- 4) APPROVAL OF MINUTES President Givilancz asked the members to review the minutes of the 2022 January 2022 meeting and offer a motion for approval. A motion was made, seconded, and carried to accept the minutes as presented.
- 5) PRESIDENT'S REPORT –
2021 ACCOMPLISHMENTS President Raymond provided a summary of the projects the board had undertaken in 2021:
 1. Event Center Liaison – Adrian Livas has coordinated a contract between TSPOA and the Tierra Santa golf club Event center. The Event Center is currently entering the second phase of construction and remodel of the Tierra Santa Club House.
 2. Community Security – Security Cameras and DVR have been used to help with recent events in solving events throughout the year. The installation of new gates will also provide an more secure community.
 4. Sprinkler maintenance – Work has been done throughout the year to maintain an operational sprinkler system throughout the community. In addition, the sprinkler system for the common area around the ponds and adjacent to the Tierra Santa Blvd. have been upgraded and expanded. We now have green grass instead of dirt near the main entrance.

5. Some Minor work was done on the pool in 2021. The exterior pool walls were washed and repainted. The pool decking was spot repaired recoated included the newly added concrete areas adjacent to the pool.
6. Landscaping was maintained and added for the overall beauty and enjoyment by homeowners. The largest project was the repainting of the tierra santa blvd road wall. The March 2021 Freeze destroyed a large portion of landscaping. This was done to beautify an area that was in need of wear and tear maintenance also.
7. The gate entry system, Elika System has continued to to be maintained. There has been an increase of malfunctions that have occurred in the past year. While this has been a disappointing process due to issues with the Elika software, the Board will continue to work with Elika to get the problems resolved.
8. The S.Border road has been assigned to the city of Weslaco. The trucks belonging to the residence on S. Border Rd was immediately ordered to remove the semi-tractor trailers form the street in accordance with city ordinance. A separate Weslaco City commission vote in 2022 will place S. Border in the TSPOA possession. Re-pavement and installing a motorized gate is the next projects for S. Border.

PRIORITIES FOR THE POA BOARD FOR 2022 President Givilancz announced the POA Board has placed the following projects as priorities for 2022: 1. Street and Alley Repairs with an emphasis on the alleys 2. Infrastructure repair and maintenance 3. Landscaping improvements 4. Declaration and By-Law rules enforcement 5. Continued discussions with the Event Center Project Team.

- 6) **FINANCE REPORT** Finance Committee Chair Eric Cavazos with assistance from David Rodriguez of Samson Property management presented the proposed 2022 Budget for the POA of Tierra Santa and reviewed overall performance for 2021. Mr. Rodriguez said that in 2021, the POA had had income of \$XXXXXX, paid expenses of \$XXXXXX, with a net result of \$XXXXX. He then reviewed the proposed budget for 2020 with the membership. The budget for 2022 projects the following: Income of \$XXXXXX, Expenses of \$XXXXXX, and a resulting net income of \$XXXXXX. Mr. David Rodriguez, Samson Property Management, accepted and answered questions from the floor. A motion was made and seconded to accept the Financial Report for 2021. The motion carried. A motion was made and seconded to approve the 2021 Budget as proposed. The motion carried.
- 7) **ELECTION RESULTS** The results of the board member election were announced. two Board member, Raymond Givilancz, and Erasmo Lopez was re-elected. President Givilancz welcomed them to the POA Board and a round of applause was given to the new members. The membership then extended a word of thanks to President Givilancz, who was re-elected, for his work and commitment to the Tierra Santa Community.
- 8) **MEMBERSHIP QUESTIONS AND ANSWERS** President Raymond Givilancz asked for questions and concerns from the Membership. Several items were raised and responded to by the Board of Directors. Some of the items are ongoing issues and other questions were answered
 - a) A concern was raised that the new gates to be installed at the entrances/exits of the Tel de Oro, Las Villas, and Las Cruces would not provide adequate pedestrian access to move about from one community to the other, Zeke Reyna responded to the resident.

b) A concern has been raised about the high number of loose dogs and cats in the neighborhood. Many are stray; however, many belong to community residents who just allow their animals to roam loose. Animal Control is called frequently but do not respond diligently or in a timely manner. It was noted that if you know where the animal belongs and take a picture of it, the Animal Control Officer can act on the basis of the picture of the animal in your yard.

c)

As there were no other questions, a motion was made to adjourn the meeting. The motion was seconded and carried.

Respectfully Submitted, Sean Richey, Property Liaison, in accordance with the normal practice this Agenda is 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 Director