

TIERRA OAKS ESTATES HOMEOWNERS ASSOCIATION

October 17th, 2023 Board Business Meeting Minutes

- I. **Call to Order 4:04 & Roll call:** Board members present: Steve Boero, Wendy Pelote, Marcus Partin, Brian Salado. Manager Monica Gale present and taking minutes.
 - a. Member Comments: none
 - b. President's Comments- Steve Boero- Tailgating at entry- possible solutions- Speeding drivers, getting complaints frequently. Discussion of installing speed bumps. Nothing the association can do – some people stop their vehicle and wait for the gate to close. Manager gets a dozen “denied entry” alerts daily.

- II. **UNFINISHED BUSINESS:**
 - a. Approval of Minutes- August 2023 M/S/P
 - b. Speed limit signs- calling 811, install locations- **Waiting for ground to soften up, cannot get utility lines located without spray painting the asphalt. Handyman will have to dig by hand to avoid problems.**

- III. **REPORTS:**
 - a. Architectural Review (includes Landscaping/ Maintenance): Pat M. Report provided.
 - b. Drainage Issues: Steve B. - The hillside on Golf Course Side needs some seed and netting . Bid from Axner \$2875.00 M/S/P. The residential side drainage project seems like it works well.
 - c. Fire safety & Prevention: Bill C.- Beginning to see homeowner insurance discounts because of the insurance packet and efforts. List of golf course projects will be given to Steve shortly.
 - d. Roads/Street Report: Marcus P.- Report provided. Recent Asphalt project went really well this time. The golf course road didn't get done yet. Crepe Myrtle in planters are trying to recover. Next year's project will be Alicia Parkway.
 - e. Parking & Compliance: Wendy Pelote- Parking in Driveways- Residents are not allowed, ever. Guests three days only unless Board approve *in advance*.
 - f. Website maintenance: no report
 - g. Financial Review & Real Estate Report- Brian S.- As of September 30, 2023: Operating account \$80,129.84. Reserve Account \$472,217.46 plus a note receivable of \$76,640.49 totaling \$548,857.95 in reserves. Spending so far this year is \$2000 under budget. **Move to accept the financials thorough September M/S/P**
 - h. Gate & Entry: John Abrams- no report.
 - i. Managers' Report- Monica G.-
 - a. Delinquent accounts, One owner in collection but making payments. Two other lots are one month in arrears but Manager is in contact with them.
 - b. Manager's task list- Report provided- Added note, income from overflow lot approximately \$1000 per year historically.
 - c. Posting notices on website & Hignell Portal. Board agreed that posting at the Bulletin Board was not effective. **Motion to confirm that Official Notice of meeting, minutes and all other correspondence with owners will be posted on the Tierra Oaks Website and also the Appfolio Owner Portal.** M/S/P

- IV. **NEW BUSINESS:**
 - d. 2024 Annual Operating Budget & Assessments- Discussion of keeping assessments within inflation rate 8% = \$135.00. M/S/P
 - e. Meet & Greet -John Winn from LPL Financials- Presented info and statements to review.

- f. Overflow Parking lot- people are parking there without permission or permits. Discuss bid from Axner- \$6612 bid, to grade down, cover with road base, including road in, leave fence up to park cars behind the Photinia. Discussion on making overflow parking free moving forward. **Motion to accept Axner Proposal of \$6,612. M/S/P.** Will need posts and chains to close off after done.
- g. Pickle Ball and playground equipment proposals- Bids coming in for that. Playground not used often. Marcus recommends repair rather than replacement. Resurfacing & paint and install a shade structure over picnic table. Tabled.

Next meeting date **Meeting February 20th, 2024**

Adjourned at 5:10 p.m.- Annual Meeting starts at 6:00 pm.