

Minutes

Tierra Colinas Homeowners Association Board Meeting

March 17, 2009

In attendance

Board Members: Ann Bitter, Bill Peterson, Maria Borden, Scott Rivers, Cyndy Bernal

Treasurer: Cris Philips

Homeowners: Ron Billingsley, Sharon Peterson, Ernst Luthi, ^{Frania} Veliz

Agenda

Note: Corporal Pacheco of the County Sheriff's Office was to attend this meeting to present information on how homeowners can form a Neighborhood Watch. Corporal Pacheco did not appear, so the board continued with the agenda. Cyndy Bernal agreed to contact him about rescheduling.

1. Approval of Minutes

The minutes of the January 27 Annual Meeting were approved. Motion by Bitter, second by Rivers

2. Treasurer's Report – Cris Philips

Current balance is \$25,682.37. Report is attached. Motion to approve by Rivers, second by Borden. Bitter to call John Patterson and asked for an itemized bill.

3. Architectural Committee

Rivers presented drafts of letters to be sent to Roth Ritter (request for variance for accessory structure) and Carol Sager (exposed electric meter and chain link fence). The letters were approved as written. Motion by Bitter, second by Bernal. The board will issue other letters for covenant violations to homeowners. Rivers to draft letters regarding remaining violations. Rivers to call Dee Hall, new chair of the committee to arrange a meeting of the architectural committee, and to pass on materials to the new chair.

4. Election of officers

President – Bill Peterson

Vice President - Scott Rivers

Secretary – Ann Bitter

Clarification of board member terms: Bitter, Peterson, and Borden will serve two-year terms effective January 2009; Bernal and Rivers' terms will conclude at the end of 2009.

5. Roads Report

Bitter to pursue short term plan for maintenance of Spur Ranch Road (asking homeowners along Spur Ranch to voluntarily contribute) and long term plan (meeting with County officials to begin the process of setting up a County improvement District to pay for the paving of Spur Ranch Road). Homeowner Ron Billingsley made suggestions about maintenance of interior roads. Peterson asked Billingsley chair the Roads Committee and to pursue options for interior roads maintenance.

6. Neighborhood Clean Up

The clean up date was scheduled for April 25. Rivers to obtain free bags from the County. Inclement weather date set for April 25. Members recommended that the board serve refreshments, and \$50 was approved to pay for them. The clean up will be for roadsides only, not personal trash on property of homeowners.

7. Other business

a. Billingsley stated that there is a need for better and more frequent communication with homeowners. The suggestions discussed were:

- Send out a newsletter this Spring (Bitter)
- Board members should introduce themselves at every meeting, when homeowners are present
- Board members should create a phone tree so that they can call homeowners in advance of every meeting and invite them to attend (Philips and Bitter to set up)
- Send out roster with names, address, lot numbers and phone numbers with spring newsletter (Philips to prepare, Bitter to include in newsletter)
- Peterson asked Bitter to check in the bylaws about the legality of sending out draft minutes to homeowners before the board has officially approved them
- Put the agenda for each board meeting on the message board with the meeting notice.

b. Bitter volunteered to send attorney Jeff Jones a letter thanking him for his service to TCHA in the matter of the recent lawsuit. For the record: TCHA received a letter from Jeff Jones formally stating that there would be no appeal of the Judge's decision that TCHA would not be required to pay attorney's fees. On behalf of the board Borden has sent a letter to John Hawkins reminding him of the deadline to make the required improvements to lot 1 and hire a realtor in a timely fashion.

c. Peterson asked Bitter to give him a copy of the TCHA Welcome Packet