

## Minutes for Tierra Colinas Homeowners Board Meeting

September 15, 2009

**Held at:** Eldorado Community Center

**Attended by:** Cyndy Bernal, Maria Borden, Cris Phillips, Ron Billingsley, Dee Hall and Bob Hutchins

**Minutes taken by:** Maria Borden

Meeting called to order at 7:05 pm

\*Ann Bitter the other board member was unable to attend due to a family emergency.

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Meeting was called to order, but we **could not** approve the minutes since Ann Bitter was not present and she had the minutes from July's meeting.

Billy Peterson resigned effective immediately last week as our TCHA President. We are currently down to 3 board members: Ann, Maria and Cyndy.

Cyndy nominated Cris Phillips our treasurer to be a board member as well as Ron Billingsley. Maria 2<sup>nd</sup> the motion. These positions would be short term so that we would have 5 board members until the end of the year.

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**Treasurers Report:** Cris Phillips, Summary approved and Maria 2<sup>nd</sup> the motion.

Check book balance as of 8/13/09 was \$22,815.06

There are only 6 homeowners who have not paid their dues and 3 of those are on payment plans. Cris has a packet to give to Ann when she returns. It is the reconciliation reports, etc. Also Cris thought it would be a good idea at the annual board meeting in January to take down homeowners email addresses if they would like a copy of our CCR's. Maria and Cris have them in their files.

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**Architectural Report:** Dee Hall, Dee proposed that we change our covenants to read:

To allow solar panels at the discretion of the Arch. Committee and any other alternative energy sources, but to keep w/the integrity and quality of our community, etc. We will need to have that in our annual meeting so the homeowners can vote on it to make the amendment in our covenants, hence recorded at the county.

Dee to follow-up w/Ann regarding the covenant compliance list.

\*Comcast Cable coming to Rancho San Lucas. Did T.C. want to join in also? It could be pricey!

**Roads Committee:** Ron Billingsley – upgrading Spur Ranch Rd....doesn't think a special assessment will work to our benefit w/the county. It's a long process and who knows what they will access our homeowners. Also the time frame is LONG. Ron has been on a voluntary basis keeping up w/the minor grading of our interior roads and sometimes along SRR. He thinks we should save some of the \$ for base course and add it as we see fit....in stages.

Maria can get Ann a list of all the neighbors along SRR and Silver Saddle. Maybe we could establish a fund for SRR/base course, etc...and get people to voluntarily contribute money to SRR. Cyndy suggested that we get Rancho San Lucas to take care of SRR 1 x per year as well as Russ M.

Prices for gravel vary: \$12/ton for grey? We have to remember delivery charges too.

Culverts are blocking up. If they were cleared, it would help with the run off. Red Rock charges \$150/hour for his time/back hoe. Maybe some homeowners can hire them and have them clear up the culverts at the homeowners own expense. Bring this up at the annual meeting.

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**Neighborhood Watch:** Cyndy....suggested we do it thru email. Take volunteers "watch captains" within our neighborhood area.

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**New Business:** Bob Hutchins is bringing in natural gas to his house. He is having the area staked, surveyed, etc. and eventually trenched. The line is coming up from SRR. Cyndy or Maria to notify Billy Peterson. Bob H. thinks it will be completed by October 15<sup>th</sup>. Bob's number 466-4732 in case anyone else wants to contact him.

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Meeting adjourned at 8:00 pm.

Next meeting scheduled for November 17<sup>th</sup> at 7:00 pm