

*Tierra Colinas Homeowners Board Meeting
September 13, 2010*

In attendance: Ron Billingsley, Ann Bitter, Cris Phillips and Maria Borden – Jake Green was out of town
Lyn Parker – homeowner attended

Meeting began at 7:08 pm

Treasurers Report: Balance of 8/31/10 was \$17,019.88

Lucchino and Sandoval are making payments but have 4 months left to pay it in full. We need to make a friendly reminder phone call. We think James Dell's house is in foreclosure proceedings and the Trujillo's house as well. *The Trujillos are 2 years past due in HOA fees plus late fees.

Roads: Nothing has been done yet. Waiting for the roads committee; Jim Garland a neighbor who lives on Spur Ranch Rd but does not belong to T.C. has agreed to do it – to form a roads committee. He is dealing w/county attorneys, easements, etc. Tierra Colinas was the 1st development to come in. We still need legal clarification of SRR. Nothing is happening and the road is awful! Grading will not change the condition of the road. We need an assessment (paving, grading, base course, etc) Ann to call Jim Garland. Do we have liability road maintenance? Ann to check w/Jeff Jones. Base course was about \$300,000 to do the one mile from 285. To grade it now would be a waste of the HOA's \$1200. It would last maybe 2 weeks. Ron B. said sometime in Oct. they would do a weed clearing.

Update on John Hawkins/Lot 1: To cover our bases we need to send another letter to John and Carol Hawkins and cc: the Hutchins. We are aware his listing is expired, etc. but he is still in violation of the agreement. John called Maria a couple of weeks ago and mentioned that he was getting an offer. We still need to follow thru w/a letter and let John respond to TCHOA with an update. Maria to draft the letter and Ann B. to revise it. **Lot 6** has issues w/deadlines as well. Main entrance driveway & a driveway entry wall was required per his plans according to the settlement agreement. He had 16 months. Ann to do a drive-by to double check.

Tierro Bello – Ann's recent letter was fabulous to the County. Jake Green wrote a letter too. New county date is Thursday, October 21 at 6 pm for Joe Miller.

RR Improvement – No news, Robert Martinez is the director of Public Works. Carol owns the SF Railroad. It is a federal requirement to notify all the neighbors who live in and around the RR. Ann requested that they "blade" Avenida Compadres off Avenida Eldorado for our access when the RR crossing temporarily shuts down. It's in the hands of the county now. No news yet.

Welcome Packets – Dee Hall in charge. Millers, Mari Howard-Cooper and the recent buyers who bought 25 Ave. de la Paz. Maria to get the name. Maria to email Dee Hall to follow up.

*Next Board Meeting are Wednesday, November 10th at 7 pm and Wednesday, December 8th at 7 pm –
This meeting adjourned at 8:02 pm. Respectfully submitted by Maria Borden*