

TIERRA OAKS ESTATES HOMEOWNERS ASSOCIATION

Minutes

Board Meeting: Tuesday, June 17th, 2025 4:00 P.M.

Location: Tierra Oaks Golf Club Library

I. Call to Order 4:00 p.m.

II. Roll call: Board members present- Marcus Partin, Wendy Pelote, JohnHenry Giddings and Donnie Zahner. Manager Monica Gale present and taking minutes. Brian Salado is not present.

- a. Member Comments:
- b. Election of new officers- **Marcus Partin nominated as President, Donnie Zahner is nominated for VP, Brian is Sec/ CFO and Wendy Pelote and JohnHenry are members at large. M/S/P**
- c. President's Comments- Marcus P. – Board would like to thank Steve Boero for the years of service to the community and going above and beyond. **Motion to purchase a gift card for \$200.00 and card. M/S/P**
 - a. As for the road project at the entry, the contractor is confident the bulk of the work will be completed before July 1. There might be a few follow up tasks.

III. UNFINISHED BUSINESS:

- a. Approval of Minutes- May 14, 2025- **M/S/P**
- b. Options to deal with Speeders- Security, renting radar trailers, speed tables- Board discussed pros/cons. Board wants a mechanism to record the data (number of violators, speed of violators) – JohnHenry will investigate radar equipment that records data. Tabled.
- c. Weed abatement project- Deadline June 24th- How's it going? Pat M.- 30 vacant lots in the HOA, 4 of those are having new homes built. 4 lots left to do, deadline in one week. Pat is in touch with those owners. We feel that all lots will be in compliance by the 24th. 5 lots have to recut or touch ups.
- d. Bark replenishment project – How's it going- JohnHenry- Many owners have completed the work. Deadline July 1.
- e. Drainage project north end of San Vincente- cost allocation- HOA to pay invoice.

IV. REPORTS:

- a. Architectural Review (includes Landscaping/ Maintenance): Pat M. – Report was provided and read to board.
- b. Fire safety & Prevention: Bill C.- Tullis, Inc. regraded one fire exit road- Trying to improve the insurance environment- Our emergency exits are not recognized. Improvements are being made to all the exits, Fire Marshal will come out to inspect thereafter. Couple small projects- kill all the blackberries and clean up areas near holes 11 & 12. Golf course Community Members will have the area behind their homes cleared.

- c. Roads/Street Report: Marcus P.- There is a committee that looked at the micro surfacing process. Looking at doing Palermo. Large equipment cannot drive on the new product for some time and a home is under construction through December 2025. **Motion to revise the VSS quote/contract to exclude the Type 2 microsurfacing of Palermo only and to order the crack fill and Black Diamond Plus instead. M/S/P Quote was \$13,726.00.**
- d. Parking & Compliance: Wendy Pelote- No report.
- e. Website maintenance: KD Markovich- Updating the homeowner directory now.
- f. Financial Investments Review- \$50K reserve funds sent to LPL.
- g. Real Estate Report.- 6 homes for sale, lots for sale range from \$15K to \$225K. 13194 Tierra Hts has sold and will close this week. Lot 35 has sold and the home at 13464 Tierra Hts has closed escrow and the buyers are returning Tierra Oaks Members.
- h. Managers' Report- Monica G.-
 - A. Financial Review- As of today, Operating account has \$78,470 and reserves account balance is \$458,757. **Motion to sweep reserve funds from Alliance Bank when balance is over \$25,000 monthly to LPL. M/S/P.** As for spending, so far this year, the association is \$11,569 under budget.
 - B. New overflow parking area is open; Contact Manager to reserve a spot for your vehicle.
 - C. Playground Bark was replenished & playground inspection is scheduled.
 - D. Insurance policies will renew on July 1, 2025.
 - E. Delinquent accounts: As of today, most owners have paid in full. One is in collection and another one is \$800 in arrears. Total is \$2900 in delinquencies.
- i. Playground & Sports Court- Mike Collins- Shade sail structure is up, should last 10 years. 7 yards of bark has been spread out. Playground inspection will occur soon. Tennis court crack will be covered under warranty.

V. NEW BUSINESS:

- A. Moving pathway for golf carts up Alicia Parkway- possible signage or painted arrows? JohnHenry. Golf carts have been noted to cause many ongoing issues, dirt on streets, erratic driving, driving down center of street, etc., many ignore the stop signs. Most other golf courses do not permit driving around the residential areas. Suggestions:
 - i. Golf carts need to observe our rules (customers & staff).
 - ii. Discussion of eliminating golfers & the GC carts from using our roads as shortcuts.
 - iii. GC Staff may need to be prohibited from using the roads.

Alternatives and preferences to be discussed with golf club prior to further action.

- B. Gate issue recently – Power went out and entry gate did not automatically open due to dead battery.

Motion to have Gate Pro replace both batteries every 18 months to avoid future problems of power outage. M/S/P

Next meeting will be August 19th, 2025

Adjourned at 6:00 p.m.