

Tierra de Zia HOA Board Minutes

June 22nd, 2020

6:30pm

Officers Present: Libby Manabat, president, Mary-Deane Lynn, vice president, Andrew Kirkpatrick, treasurer, and Colin Rowe, secretary.

Old Business

- New smoking area with bench has been installed.
- Revised policies and procedures manual has been sent out.

Treasurer's Report

- Painting costs will go up because we're painting 2 buildings this year (A, I)
- Office supply expenses went up in February due to costs of yearly election.
- Discussed Aged Owner Balances. O2 is highest, ~\$17,000 due to abandonment of property for 3 years. Current owner not responsible.

New Business

- Athena Ortiz would like to join the board. We interviewed her as a group and took a vote during executive session.
- F15 would like to extend their fence. First we must do a survey, at owner's expense. Owner must prove property line and also that white utility nodes on the ground will not need to be accessed by utility companies.
- O2 is concerned about soil erosion. Libby Manabat went to look at it with geologist. Erosion is 10-12ft away from O2 property. We need to see owner's plan in detail before we can approve or deny.
- Discussed adding more security cameras to the property. Two different pitches were discussed, as well as the possibility of adding lights instead of cameras to the parking lots. No decision reached.
- Smoking violations: I13 did not register as a smoker during the approved timeframe and has not been grandfathered in. L13 has quit smoking.
- Pet violations: F2 walks dog unleashed, doesn't pick up poop. J6 and F15 have outdoor cats, which is not allowed.
- New Resident Orientations: We've done 6, but not everyone has gotten one who moved in since we began this policy. Landlords are not alerting us to new tenants like they're supposed to.

Vote on admitting Athena Ortiz to board: Approved

Vote on Treasurer's Report: Approved

Adjournment

The meeting was adjourned at 8:10pm by President Libby Manabat.

