

Tierra de Zia Annual Meeting Minutes

February 9th, 2019

10:00 AM

Meeting was called to order by Mary Deane Lynn at 10:00 am and a quorum was established.

Officers Present: President Mary Deane Lynn, Secretary Eugenia Acosta, Treasurer Janice Krish, Board Member Rand Levitt, Board Member Mike Andberg.

Treasurer's Report and 2019 Operating Budget

Treasurer Janice Krish and Board Member Rand Levitt reviewed the P&L and presented the operating budget and talked about the Special Assessment of \$120 per unit earmarked for the asphalt project. This project is a few years down the road, but we are saving money for it as it is a significant expense. The assessment can be paid in a lump sum or in installments, but it is due December 1st, 2019. Residents were understanding of this need and suggested it be done in phases. The engagement of a CPA to perform an audit was discussed.

Voting for Board Members

All current board members were returned to the board for another term.

Acting Manager's Report

Julie, who has resigned from the board to take charge of property management, gave a report on upcoming projects and current realities. The immediate need for a database is evident and there will be an effort to get tenant information as well. Upcoming projects such as painting the B building were discussed.

Old/New Business

There was no old business. Converting the pool to saltwater was brought up, other issues discussed were smoking, lighting, starting committees and the yearly garage sale. Highlights on reverse side.

Adjournment

The meeting was adjourned at 12:15 by President Mary Deane Lynn.

Minutes compiled by
Manager Julie Rill

2019 Discussion Highlights

Regarding the DOG RUN project, a resident from Building C asked if this would not be located anywhere near that building as someone in the household has severe respiratory issues which are made worse by dog fur.

- One resident brought up the subject of REPLACEMENT OF SWAMP COOLERS. Board responded that this is not planned for this year and that we could go one more year given the lack of problems we have had with the coolers.
- Question on STUCCO repairs came up as well. Several residents brought up that this is a key curb appeal issue and should be addressed.
- On the ONGOING PAINTING OF THE OUTSIDE OF THE BUILDINGS we discussed that this is ongoing with several buildings yet to be done (L and B). Mary Deane stated that this project is to be completed by the end of the fall season.
- Julie committed to researching the exact ratio of homeowners to renters and have this information available for the residents to know. Presumably we will track the trends.
- On the SWIMMING POOL expenses for 2019, someone suggested changing the water and filtering system to one that is salt water-based. Better for health and a desirable amenity for prospective buyers. Julie will research.
- Resident mentioned the need for emergency vehicles to know where the buildings are located when accessing TDZ in case of an emergency. The letters on the buildings are not visible in every case. EMT must be familiar with (or have some sort of map) the layout of the property as time is of the essence with emergencies. MY SUGGESTION ON THIS: Could Julie investigate with the Fire/Police department whether or not if we send them a layout (electronic format) that would help the teams that are dispatched here to have a clearer idea of where the buildings are located within TDZ. Just a thought.
- Another subject was SMOKING. Residents unanimously want a ban on smoking anywhere on the property and this to be made clear on the onboarding to new residents, in the rules and regulations of TDZ, and this be communicated to everyone who lives here. We will investigate any constraints under the Americans with Disabilities Act regarding any resident who has a medical marijuana permit card and how we would balance that with the no smoking ban. To be continued.
- Another specific issue reported was smoke getting into Unit B4 from a nearby unit. It fills the unit with smoke and its affecting the resident who has respiratory issues. Someone brought up the availability of “electrical insulators” which could be installed to minimize the effects of the smoke spreading.
- More complaints: resident reported his neighbor burns trash in his fireplace. We will publish reminder that this is NOT to be done and publish in upcoming newsletter.
- All issues with landscaping to be reported to Donna and Michael.