

## **Tierra de Zia HOA Minutes – July 19th, 2021**

Convened at 6:36pm

**Officers Present:** Libby Manabat, president, Andrew Kirkpatrick, vice president, appearing via Zoom, Athena Ortiz, treasurer, appearing via Zoom, and Colin Rowe, secretary, appearing via Zoom.

### Also present:

Michael Phillips, representative from West Gate Properties, appearing via Zoom

Sandy Waltz, board member, appearing via Zoom

Joan Yokom, Landscaping Committee Chair, appearing via Zoom

Alicia Bertram, appearing via Zoom

Mary-Dean Lynn, former president, appearing via Zoom

Michael Phillips stated the intention for the evening. Minutes of the June meeting were read and approved. Agenda of today's meeting read and approved.

### **Owner Comments**

- Sandy Waltz wanted to make sure that delaying our chimney inspections is in keeping with the terms of our insurance policy.
- Alicia Bertram would like to see a formal plan for stucco of the triangle neighborhood. Michael Phillips informed the board of contractor bids already received for the job. Repairs and patches can be done for now and the whole building will need to be fully re-stuccoed within the next five years. It is beyond our budget to do it this year.

### **West Gate Report**

- Revised camera bid for office and pool areas would be \$1,160 for a 1-year contract.
- The question was raised of whether swamp coolers are the responsibility of the HOA or the homeowners. A motion was raised and seconded to add this to the agenda of our next meeting. Vote passed.

### **Landscaping Committee**

- Chinese elm is causing damage and consuming a lot of water.
- Motion raised and seconded to move forward with buying the new pump for the fountain. Vote passed.
- Motion raised and seconded to accept the bid from Yellowstone Landscaping. Vote passed.

### **Treasurer's Report**

- Opening the pool this month brought a lot of new expenses. We are over budget.
- Income is slightly less than expected.

- Invoices from Charro dating back to May brought an unexpected rise in landscaping costs this month. We may change his invoicing procedures to better record time spent on various projects.
- Heating the pool is an expense we could do without.

Adjourned at 8:05pm. Next meeting scheduled for Tuesday, August 24th at 6:30pm.