

Tierra de Zia HOA Minutes – December 21st, 2020

Convened at 6:35pm

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

Also present:

Camille roybal, office manager.

Sandy Waltz, resident, and owner, via conference call.

6:36 Minutes from November meeting read and approved.

Owner Comments

- Sandy asked about the status of the dog issue. Michael (dog walker, not the owner) has been walking the dog non-muzzled on the property. She added that the owner should be fined.
- Update: Because there is a pending case on the matter and the most recent reported incident was not proven to be the same dog, the TdZ HOA may not discuss or comment on the matter.

Old Business

- Holiday lights contest is still happening, and Libby has asked for everyone, if they haven't already, to take a walk around after the meeting so that voting could proceed. The winner will receive a \$50 gift card to Panera.
- Gates are still problematic, but we cannot get anyone to come fix them around the holidays. Some clickers do not work, and Zia gate has to enter the code 2-3 times before it opens.
- Gopher problem continues.

Treasurer's Report

- Still need to collect ~\$14,000 for special assessment, but owners have until end of the year to make the payment.
- Laundry income is lower than previous months; perhaps residents are doing their laundry elsewhere.
- HOA has absorbed some costs to reverse late fees/fines for a handful of accounts that turned out to be not the owner's fault, but were misapplied, etc. before transitioning to HOAMCO.

New Business

- Charro expressed that he would like to take time off during the Winter of 2021. He will place someone at TdZ who is qualified to do his job during his absence. Note that this is still tentative.
- Sewage issue. Pit by building J needs to be drained.

- Owner of A-4 has purchased a scooter and has requested permission to chain it to a tree. The Board has denied this request as it would make the area look 'trashy,' and it was pointed out that there are bicycle racks available that could hold/store this.
- The owner of I-6 is scheduled to close on the unit soon, but removed the carpeting, leaving the exposed linoleum which has no noise barrier and this is not allowed in upstairs units. Downstairs neighbor has already complained about the noise. Buyer must be made aware through the disclosure documents at closing, and advise the HOA of agreement whose side will install the new carpeting.
- Smoking violations continue in I-13. Has not paid fines. We will put a lien on her property.
- 3rd party collection agency is needed. We have open liens and unpaid fines. Time to get serious about collecting and possibly involving our HOA attorney to assist.

Annual Meeting Preparations

- Mass mailing re: Annual Meeting is scheduled to go out by end of the year. Will also be sent via email.
- Mary-Deane Lynn will not be running for re-election.
- Athena will do budget report presentation.
- Floated the idea of forming subcommittees for single issues. Get people involved in what interests them without having to commit to full board membership. The current board would act as the Executive Board, which approves or rejects all subcommittee recommendations.

Adjournment

Meeting adjourned 8:07pm.

Next meeting: January 18th, 2021.