

2018 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

August 29, 2018 @ 6p.m. - 714 Estates Blvd. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board & Management)

Shane King
Sally Bullard

Mark Shoberg
Savannah Kohagen

Notice of Quorum Achieved

With ten homes present, it was announced that quorum had been achieved.

Approval of Minutes

The previous year's minutes were reviewed and approved by the Board members present.

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. Mark explained that a homeowner performed work and submitted it for payment without consent from Bray or the Board of Directors.
 - i. Shane discussed the work that was performed and some other homeowners explained that they helped with the work as well. Other homeowners said that they have performed work around the Association without submitting it for payment.
 - ii. Larry Bullard went through each line item of the invoice submitted.

There was a motion to approve the invoice for only the parts portion. The labor portion will not be paid.

Motion: Larry Bullard

Second: Shane King

The motion passed unanimously.

2. The fence along G Road was discussed.
 - i. The option of tearing down the fence and not replacing it was discussed, but there was worry that this would decrease the property value.
 - ii. The different types of fence were considered (vinyl vs. split rail) as well as the location (where it currently stands vs. property line) was considered.

There was a motion to obtain bids (3-Rail Vinyl vs. Wood Split Rail). Bray Management will obtain the bids.

Motion: Shane King

Second: Jake Aubert

The motion passed unanimously. (Bray will contact Mark Miller and let them know the plans for the fence).

3. "No Trespassing" sign
 - i. Some homeowners were concerned that the new sign wouldn't truly be effective in keeping people out.
 - ii. It was decided that the sign should read "No Trespassing: Violators will be Prosecuted".

There was a motion to approve a \$400 budget for the sign project.

Motion: Shane King

Second: Jake Aubert

The motion passed unanimously.

4. The Holding Pond
 - i. The silt builds up over time and needs to be removed every 1-2 years.
 - ii. It was determined that a maintenance schedule needs to be put into place for tracking when the holding pond needs serviced.
 - iii. It was determined that the silt needs to be removed after the irrigation is turned off for the season; Bray will get bids.

There was a motion to pump the silt out this year and then, moving forward, every 1-2 years.

Motion: Sally Bullard

Second: Shane King

The motion passed unanimously.

5. Common Areas & Landscaping Bids
 - i. The common area is looking poor in areas.
 - ii. It was determined that Bray will work with Larry Bullard to create a scope of work and begin obtaining bids.
 - iii. Bray will touch base with All Phase Lawns to ensure they are spraying for weeds around the new pond.

Budget

Mark Shoberg opened discussion on the proposed 2019 Budget.

1. Mark discussed the Spectrum Line cut.

There was a motion to leave the Special Assessment as presented in the proposed budget.

Motion: Sally Bullard

Second: Roy Blythe

The motion passed unanimously.

There was a motion to approve the budget.

Motion: Jake Aubert

Second: Larry Bullard

The motion passed unanimously.

Elections

Mark explained that Board members, Sally Bullard and Shane King, would like to step down. He then discussed the job duties of a Board member and asked if anyone was willing to serve.

Sonda Hanosh volunteered to serve as "President" on the Board. There was a unanimous vote by the present owners to elect her.

Joe Greene volunteered to serve as "Treasurer" on the Board. There was a unanimous vote by the present owners to elect him.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Motion: Jake Aubert

Second: Sally Bullard

The 2018 Annual Meeting was adjourned at approximately 7:30 p.m.



Signature



Date