

2021 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

September 2, 2021 @ 5:30PM. – 640 Belford Ave

In Attendance	Proxy	Management
Larry and Sally Bullard	Mark Miller	Mark Shoberg
Cassandra Murry	Dennis Edson	Cayce Benton
Mike and Melinda Welling	Douglas and Maria Rock	

Mark Shoberg of Bray HOA Mgmt. Called the Meeting to order at 5:23pm

Normally 10 votes are needed to achieve quorum, but since five were more than 30 days delinquent, only 5 eligible votes were needed. Quorum was achieved

Approval of Minutes

The previous year's minutes were reviewed and approved:

Motion: Sally Bullard

Second: Larry Bullard

Voted/approved unanimously by Members present.

Discussion on Requested Bray Management Goals for 2022

Larry Bullard opened the discussion. Attached are the "President's Report" below:

- Manage scheduling and payments for rebuild of the irrigation pond.
- Contact the new owner of the vacant lot.
 - Assure they have a copy of the HOA covenant and Amendments.
 - Stress weed management. There is a weed issue currently.
 - Determine the owner's intent to comply with requirements.
 - Specifically, Section 3 of Amended Covenants requiring construction and/or the landscaping requirement. If they bought the property either for development or for investment; the maintenance of the lot must be maintained.
 - Document any notifications in the event enforcement actions are needed for noncompliance.
 - Bray HOA confirmed they had already made contact and the owners had received all aforementioned materials/governing docs and were aware they needed to maintain the Lot.
- **Landscaping easement** over the waterfall berm at 709 Estates Blvd. needs discussion.
 - The HOA is maintaining private property on the berm not included in the Easement at this time. That includes plantings, grass, and irrigation.

- The HOA board approved the easement in 2013. The HOA will continue to do maintenance with approval of the new owner - pending their plans.
 - Does the owner plan to remove or excavate their berm? The HOA has irrigation lines that need to be relocated if that is their intent. The HOA needs to coordinate our action with theirs.
 - If the owner wants to assume responsibility for landscaping the easement to his specifications and maintaining it; The HOA may be agreeable to releasing the landscaping easement.
 - Good communication and cooperation are needed to avoid conflicts concerning the easement.
- **Irrigation for 2022:** Water restrictions may be imposed if the drought continues in 2022. Restrictions on watering may be imposed by the Grand Valley Canal and we will comply. Water running down the street from over watering is unacceptable. Have your contractors set watering schedules to prevent over watering and excessive runoff in 2022. Please conserve water usage. Bray will direct the HOA Lawn Maintenance contractor to do the same.
- **Member Contact Information:** HOA Mgmt. to retain a current resident list with contact numbers and emails, which it has.
- **Termination of any Tree Contracts:** Stop any contracts regarding maintenance/spraying of trees and shrubs for 2021. Look for new vendors. Someone who will actually maintain the trees and check for problems.
1. **Pond repairs**
 - i. Manage scheduling and payments to complete repairs so that the pond is completed by irrigation season.
 - ii. Mark mentioned that Wiseland has to wait for the ground to be a certain temperature to start the work, possibly in January
 2. Discussion on landscaping easement over the waterfall berm at 709 Estates Blvd per the President's Report:
 - i. HOA will continue to maintain area with approval from owner of 709 Estates Blvd - pending future plans
 - ii. Board requests that development plans be discussed prior to development due to utilities for irrigation lying in the berm
 - i. The HOA would hire an architect to review the building plans and paid for by the owner of the building submittal.
 3. Board wants to hire a new company/contractor for maintenance/spraying/treating trees in the community
 4. Currently the HOA maintains 4 community property areas that are on owners lots, board is talking about extending scope to include other areas of community
 - i. Board will get the scope to get an estimate from Thompsons

Budget

Mark Shoberg opened discussion on the proposed 2022 Budget.

1. Larry Discussed the landscaping of trees and shrubs amount
 - i. They are dying and the option of letting them go and cutting them down was discussed. (Mark Shoberg mentioned that any pine species in most of our HOA's are having issues staying alive)

- i. A ballot will be sent to the community regarding how to handle this issue
 - ii. Discussion regarding cottonwood north of the waterfall
2. Discussion on maintenance costs/ annual costs of the waterfall
 - i. Current schedule is part-time
 - i. 8am-10am
 - ii. 5pm- Dusk
3. Irrigation system budgeted amount is where it should be
 - i. Mark Shoberg- with system aging there are more issues that pop up and normal wear and tear
4. The question was asked "What kind of Reserve amount should we have?"
 - i. Mark Shoberg
 - i. Enough to have irrigation pump replaced and functional within 24 hours
 - ii. No need for special assessments for repairs to pond or irrigation system if the money has been set aside in Reserves
 - iii. suggested that a good amount to have in reserves is \$50,000.00
5. CCIOA recommends that an HOA set aside 10% of Gross towards Reserves each year.
6. Request to open separate reserves savings account to separate funds
 - i. Motion: Larry Bullard
 - ii. Second: Mike WellingThe motion passed unanimously.

Mark Shoberg motioned to approve the budget
Larry 2nd Motion.

The motion passed unanimously.

Elections

Larry Bullard volunteered to serve as President on the Board.
Motion: Larry Bullard
Second: Cassandra Murry
The motion passed unanimously.

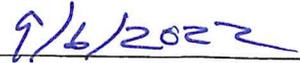
Adjournment

With no further business to discuss, Mark Shoberg motioned to adjourn the meeting.

All present approved

The 2021 Annual Meeting was adjourned at approximately 6:27 p.m.


Signature


Date