

2019 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

September 5, 2019 @ 6p.m. - 726 Estates Blvd. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board & Management)

Sonda Hanosh

Mark Shoberg

Sally Bullard

Brandon Perry

Adrienne Greene

Joe Greene

Notice of Quorum

With three Members present, it was announced that quorum was not achieved.

- The President then called a "Special Meeting," as stipulated in the Notice Packet that went out to all Owners giving them at least 10 days' notice.
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Approval of Minutes

The previous year's minutes were reviewed and approved:

Motion: Sonda Hanosh

Second: Joe Greene

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. Mark discussed the plan for removing silt from the retention pond. Precision Hydrovac will return and clean it in the spring of 2020. Then have them follow up every year for around \$1500 to make sure the buildup doesn't get to be as bad in the future.
2. The discussion about community fences was brought up. The plan was to continue contacting Jose to come fix the rails whenever needed. An alternative question about having weather proof screws (such as Stainless Steel) was discussed. The new plan is to contact Jose about securing rails on the hill/s in order to prevent sliding.
3. Policy to add \$10.00 a day late fee to late dues payments was discussed. Bray can draft the paperwork for the change and the board can decide to enact it after reviewing.
4. Mike Welling had requested to have a sprinkler line added to the back side of the hill behind the waterfalls. The board decided that they were not going to add the sprinkler to the lot at this time, as it was cost prohibitive. When plans for construction on the lot to the north begin, the board may address the issue at that time.

Motion: Sonda Hanosh

Second: Sally Bullard

5. Action - Request to have “Thompsons Enterprises” add waterfall cleaning and maintenance to their contract.

6. Action - Email the “Fox Run” HOA and ask them to remind their homeowners that the waterfall is not a part of their HOA and the restrictions/ guidelines about staying out of the waterfall are still applicable to them.

Budget

Mark Shoberg opened discussion on the proposed 2020 Budget.

1. Mark discussed the Special Assessment about silt removal for the retention pond.

There was a motion to leave the Special Assessment as presented in the proposed budget, but combine it to total HOA dues for 2020.

Motion: Sally Bullard

Second: Joe Greene

The motion passed unanimously.

There was a motion to approve the budget.

Motion: Sally Bullard

Second: Sonda Hanosh

The motion passed unanimously.

Elections

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

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

Larry Bullard volunteered to serve as Vice-President 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: Sonda Hanosh

Second: Sally Bullard

The 2019 Annual Meeting was adjourned at approximately 6:40 p.m.

Signature

Date