

2023 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

September 14, 2023 @ 3:00PM. – 640 Belford Ave

In Attendance	Proxy	Management
Larry and Sally Bullard Justin Aubert Shane King	3 proxies received	Mark Shoberg Annie Shoberg Cayce Haren

Mark Shoberg of HOAServices Called the Meeting to order at 3:00PM

With three lots represented in person and 3 proxies it was announced that quorum had been met, since this was not dues increase approval year only 20% of the homes needed to be represented.

Introductions

Mark Shoberg (here by referred as Mark S.) introduced himself as being with HOAServices.

Annie Shoberg introduced herself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

Larry Bullard introduced himself as the president of the board.

Approval of Minutes

Mark S. requested a motion to approve the 2022 minutes:

Motion: Larry Bullard

Second: Justin Aubert

Voted/approved unanimously by Members present.

Discussion on Old and New Business

1. Larry discussed items that are going to be fixed.
 - o Steal edging at the entrance.
 - o Re-rock the waterfall/fountain
 - o Add gravel to the driveway to the pumphouse.
 - o Paint pumphouse
2. Discussion on common area that is pending.
3. Discussion on how had it has been to get the city to make repairs to the streets

4. Discussion on Japanese beetles
 - o What the county has done to date in their area
5. Discussion on irrigation pumps overheating/overrunning and shutting down.
 - o 3 shut downs this year
6. Larry mentioned that some money will be spent to pump down the pond.

Budget

Mark S. opened discussion on the proposed 2024 Budget.

- Larry discussed why the dues are so high
 - o Trying to build a reserve
- It was noted that pump will need general maintenance in the future

Mark S. asked for a motion to approve the 2024 budget

Motion: Larry Bullard

Second: Justin Aubert

Voted/approved unanimously by Members present.

- It was noted that the waterfall is starting to leak/fall apart due to the age of the fountain.

Elections

Larry Bullard volunteered to serve as President on the Board.

Motion: Shane King

Second: Justin Aubert

The motion passed unanimously.

Adjournment

- Discussion on vacant lot among members present

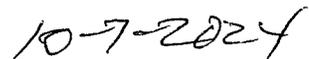
Mark S. asked to adjourn the meeting

All present approved

The 2023 Annual Meeting was adjourned at approximately 3:31 p.m.



Signature



Date