

# 2022 ANNUAL MEETING MINUTES

## The Estates Homeowners Association, Inc.

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September 6, 2022 @ 3:30PM. – 640 Belford Ave

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<b>In Attendance</b>	<b>Proxy</b>	<b>Management</b>
Larry and Sally Bullard Mark Miller Sonda Hanosh	Five proxies received	Mark Shoberg Cayce Benton

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### **Mark Shoberg of Bray HOA Mgmt. Called the Meeting to order at 3:33pm**

With three lots represented in person and five 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.

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### **Introductions**

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Mark Shoberg (here by referred as Mark S.) introduced himself as Bray HOA Management

Cayce Benton introduced herself as Bray HOA Assistant Management

Larry Bullard introduced himself as the president of the board

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### **Approval of Minutes**

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Mark S. requested a motion to approve the 2021 minutes:

Motion: Mark Miller

Second: Larry and Sally Bullard

Voted/approved unanimously by Members present.

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### **Discussion on Old and New Business**

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#### 1. IRRIGATION:

- Pond was finished by Wiseland construction.
- A Fence was installed around it by Thompson Enterprises.
- Road base was hauled in for the pond roadway by Larry. More may be needed.
- Inside the fence has had weed control by Larry.
- Weeds outside the fence by Thompson Enterprises.
- No issues this year with the pumps.

2. Commons:

- Larry removed five trees this year due to diseases.
- Larry has been treating the remaining trees this year with ACEPHATE 97UP to control the pine needle scales (Crawlers). Deep injection irrigation has been done on the poorest ones. They seem to be improving.
- No issues with the water fall this year.
- The bald places in the lawn north of the waterfall had new sprinklers installed to cover the bald spots and were re-seeded by Thompson Enterprises. (Late August)
- There were several dumping's of construction trash on the HOA Leach Creek commons area. Trash was hauled off. Twice by Larry and once by a contractor the Estates paid for. A sign and a video camera were installed to discourage dumping. No other problems since the installation.

3. Neighborhood:

- The City has been good about responding to sidewalk grinding, signs, streetlights, and street trash issues brought to their attention.
- No other issues reported.

4. Pending:

- Pond will be pumped down again in November for maintenance.

5. Projects for 2023:

- Rock landscaping to be replaced around the edges of the waterfall.
- Continued spraying of trees next spring and weed/cattail control in the pond.
- A Gate valve to be installed in the main irrigation line at the pump shed. Painting the trim/door on the pump shed.

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## Budget

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Mark S. opened discussion on the proposed 2023 Budget.

- Larry mentioned that there were good calls made on the pond to save money
- We will need to look at adding more road base to upkeep pond area

Mark S. asked for a motion to approve the 2023 budget

First motion: Sonda Hanosh

Second motion: Sally Bullard

Voted/approved unanimously by Members present.

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## Elections

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Larry Bullard volunteered to serve as President on the Board.

Motion: Sonda Hanosh

Second: Mark Miller

The motion passed unanimously.

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## Adjournment

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Larry brought up that the CC&R's start that there must be 90% grass on their properties, with this drought is not there something that says we cannot enforce this anymore. And zero-scape?

- Mark S explained that SB-100 was passed, and it states that associations can no longer enforce turf standards.
- If owners want to zero-scape they still must go through the ACC process and gain approval

Mark S. asked for a motion to adjourn the meeting

Motion: Sally Bullard

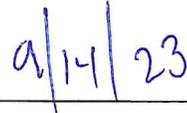
Second: Larry Bullard

All present approved

The 2022 Annual Meeting was adjourned at approximately 3:46 p.m.



Signature



Date

