

2024 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

October 7, 2024 @ 3:00PM. – 640 Belford Ave

In Attendance

Larry and Sally Bullard
Jake Aubert
Shane King
Cassandra Murray
Mike and Linda Welling
Robert Ieans

Proxy

0 proxies received

Management

Mary Gotchey
Cayce Haren

Mary Gotchey of HOAServices Called the Meeting to order at 3:00PM

With 6 lots represented in person and on zoom it was announced that quorum had not been met. Mary G stated that 70% or 10 units needed to be present

Introductions

Mary Gotchey introduced herself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

All members present introduced themselves.

Approval of Minutes

Mary G requested a motion to approve the 2023 minutes:

Motion: Larry Bullard

Second: Shane King

Approved unanimously by Members present.

Discussion on Old and New Business

- Discussion on recent email that went out to the community regarding violation inspections
 - One owner asked if there was a need for drive through inspections
 - It was noted that the wording in the email that was sent out stuck owners the wrong way in the community
 - Mary G explained that HOAServices manages multiple HOA's, and the email was meant as a friendly heads up to all associations that we complete violation drives for.
 - Discussion on HOA not receiving this email again
 - One owner asked why the HOA has violation inspections

- Mary G. explained that inspections are based on the state to keep owners property values up, HOA documents, and the contract with HOAServices
 - It was noted that when violation drives are completed that Larry is normally contacted if there are any issues, but typically there are no violations
 - One member asked, do we need to have the violation inspections?
 - Mary G explained that this is up to the board, the board can work with Mark to not have violation drives completed.
 - The board and members agreed that the HOA does not need violation inspections and will handle violations in house. If there is a bigger issue, Larry will contact HOAServices.
- Jake Aubert thanked Larry for all that he does for the HOA
- Discussion on the irrigation water
 - Larry discussed how to many owners are watering at the same time and drying out the pond
 - Need to get the HOA on a watering schedule
 - One owner asked what days the biggest problems were
 - Larry noted that it was Monday evening to Tuesday mornings
 - Discussion on the old watering schedule of even addresses watering on Mondays, Wednesdays, and Fridays, and odd addresses on Tuesdays, Thursdays, and Saturdays.
 - Better communication needed to keep owners on schedule
 - Larry will post schedule to the mail boxes and send out information
 - Discussion on waterfall
 - Being watered less
 - Waterfall only runs a few hours a day
 - Discussion on potentially tearing out the waterfall
 - Tabled discussion for next year
 - Discussion smart meters vs a flat rate regarding electricity on the pump
 - Smart meters: there are increase in the bill depending on what time owners are watering
 - Current board and owners present vote to pay the flat rate
- It was noted that the pumps will be reserviced this year
- It was noted that the pond is in great shape
- It was noted that weeds are under control
- One owner asked if the landscapers could come in the mornings instead of the afternoons during the summer months.
 - Larry will discuss with the landscapers
- Larry thanked HOAServices for keeping up with the weeds on the investment property
- Discussion on other neighborhood kids playing on vacant lot

Budget

Mary G. opened discussion on the proposed 2025 Budget. Mary noted that there is no dues increase

Mary G. asked for a motion to approve the 2025 budget

Motion: Jake Aubert

Second: Shane King

Approved unanimously by Members present.

Elections

Mary G announced that there was no election this year as quorum was not met.

- Larry Bullard will serve another year on the board
- Larry Bullard appointed Jake Aubert to the board to serve for 1 year

Adjournment

The 2024 Annual Meeting was adjourned at approximately 3:34 p.m.

HOA Services on behalf of the board

Signature

9/11/2025

Date