

January 29, 2026

Meeting between Andrew Teske & Bernie Goudey re: questions arising from Memorandums dated Nov 13 & 24, 2025.

1. Servient Estate is the legal term for a land owner who grants easements to others for use. They are restricted from placing obstacles in the easement. An easement holder, legal term Dominant Estate, benefits from using the land given by land owner. Any change must be approved by the HOA before implementing.
2. Regarding storm drain grates, the homeowner whose property is directly in front of these are responsible for keeping them clear of debris even if located on city streets.
3. All properties that have driveways going over HOA property (TRR ditch) have easements and are responsible for the concrete portion only, not the culverts or ditch itself.
4. Drainage swales on homeowners' property are owned by them and drainage easements are given. Land owner is responsible for all maintenance including repairs or replacement. Must have HOA approval for all changes as these have a direct effect on the entire drainage system.
5. Tract J is owned by the HOA and is designated as open space since the beginning of this development. HOA is not responsible for any drainage system in any open space area.
6. The request for a supplemental report regarding Track K & Lot AA was requested by a majority of the previous Board members as they felt the dumping of soil was going to interfere with our drainage system. It was determined to not be an issue.
7. One of our Board members called you & requested the supplemental work be stopped. He did not receive a call back from you & only received word from Mark @ HOA Services that the supplemental report could not be stopped. Mr. Teske states that he did receive a call but the caller didn't fully identify themselves and he had to call our Managing Agent, Mark for confirmation before calling him back. Mark's reply was that he would call & check with the Board member. Mark then called Mr. Teske back and stated not to worry as it's all been handled and to proceed with the supplemental report.

Discussion lasted 55 minutes.