

2026 ANNUAL MEETING MINUTES

The Estates Homeowners Association, Inc.

September 24, 2026 @ 4:00PM. – Zoom

In Attendance	Proxy	Management
5 Members represented: Robert Ieans Larry and Sally Bullard DeAnn Baker Cassandra Murray Dennis Edson	1 proxy received Samuel Steury	Mark Shoberg HOAServices

Introductions

Mark introduced himself as being with HOAServices.

All members present introduced themselves.

Quorum Mark of HOAServices called the meeting to order at 4:00 p.m.

Mark confirmed that quorum was established with 6 properties represented as quorum is set at 20% (3 proxies) when there is no HOA Dues increase, per CCIOA, 38-33.3-309.

Approval of Minutes

Mark requested a motion to approve the 2025 minutes:

A member requested that the previous annual meeting minutes reflect that irrigation water was flowing at a rate of "minutes," not "seconds," per gallon.

Motion: Larry Bullard

Second: DeAnn Baker

Approved unanimously by Members present.

Discussion on Old and New Business

The discussion was first opened to the Board. The Board discussed the landscaping at the waterfall, including whether costs were expected to decrease in 2027 and whether any improvements were planned. No major improvements are planned for 2027. Repairs will be needed in 2028. To fund those repairs, the Board will discuss a special assessment for 2028 that would be added to the annual dues.

The members discussed the landscaping contract and how the shift to new owners at TLM Pros has created a few areas that are not being maintained as they should be. Robert requested to review their contract and meet with their team to ensure all areas were properly services and/or added to the scope of work.

Larry spoke about the decrease in energy costs and Mark believes the savings was created by the new motor, which resulted in the motor not running night and day, as it had been previously.

Members discussed the new unit being built within the HOA. No timeline is available for completion. The Board and the Design Review Board/Architectural Review Committee (DRB/ARC) are working with the owner

to ensure compliance with the Declarations and Covenants, Conditions, and Restrictions (Decs/CCRs). Members expressed support for completion of the unit.

Budget

Mark S opened discussion on the proposed 2027 Budget. Discussion: there is no proposed dues increase. Funds are being set aside for reserves as the retention pond will need to be cleaned every 4-5 years and will most likely need silt pumped out in 2028, as well as possible waterfall expenses.

Mark S. asked for a motion to approve the 2027 budget. Several members simultaneously approved.

Motion: Larry Bullard

Second: Robert Ieans

Elections

Elections opened for the 2027 year.

It was noted that Melinda Welling and Jake Aubert are stepping down from the board. Robert Ieans

- 1st motion:
- 2nd motion:
- None Opposed
- DeAnn Baker
 - 1st motion:
 - 2nd motion:
 - None opposed

After Robert and DeAnn joined the board along with Cassandra Murray, there was a discussion on board position. Robert accepted becoming the board president, while Deann and Cassandra will serve as Directors. The positions are chosen by the board by simple majority and can be determined at a time/location of the board's choosing for any future changes.

Adjournment

The 2026 Annual Meeting was adjourned at approximately 4:26 p.m.

Signature

Date