

The Estates HOA Meeting

April 18, 2018

Location: Irrigation Pond

Attendees:

Roy Blythe (Proxy for Springers)

Larry and Sally Bullard

Mike and Cassandra Murray

Jake Aubert (Proxy for Kings)

Mike and Melinda Welling

Mark Miller and Teresa

Konrad Krauland

Sonda Hanosh

Guests:

Mark Shoberg-HOA Manager at Bray HOA Management

Jose and Juan Fuentes-Dynamic Hardscapes Landscaping

Topics of Discussion:

1.) Pond retaining wall

Jose and Juan presented their design for the retaining wall. The wall(s) will consist of one wall 5-foot-tall and another wall 4-foot-tall behind the first 5-foot wall. The space between the pond and the retaining wall will be approx. 13 feet wide to allow for a track-hoe to pass behind it. The back fill is part of the bid of \$24, 618. A one-year warranty goes with the wall.

Irrigation sprinklers, landscaping and plantings are not included. That will be discussed when this project is complete.

Various members asked questions about the design and work. The block will be a grey composite color.

Roy Blythe asked questions about soil compaction, gravel bases, and barrier cloth

The soils will be compacted, gravel compacted, and ground cloth barriers used. The existing wall, irrigation and lawn will be removed.

There may or may not be a need for an additional special assessment. Mark Shoberg will look at the budget, see that all dues and assessments have been paid. He will then see where the budget stands and get back to the HOA. With some basic calculations it was thought that if a special assessment was made it would be probably be less than \$200 per lot.

Mike Welling requested that no construction be started until all fees have been collected. This was consistent with the requirements voted on at the August 24, 2017 meeting.

A show of hands was unanimous to accept the bid and proceed with work when the fees are collected.

Dynamic Landscape said it would take 30-60 days to complete the work after final approval.

Mark Shoberg recommended we have someone to supervise the construction of the walls and make sure they do it correctly.

With the one year warranty, Roy suggested we pump out the pond at the end of the season and see how much silt it has so everyone can decide how often we should plan on cleaning out the pond as a regular maintenance item in our budgets in the future.

2.) Irrigation

Cassandra Murray brought up the following information. The small pump has failed, and it is believed a control panel is faulty. WD yards is the contractor now handling Monroe Pumps which installed the system. WD yards had preliminary bids of \$3400 to replace the panel and pump. An additional backup pump was suggested for \$2500 to keep handy in case the pump fails. Also, there is no power at the south entrance for the irrigation there. All this will be addressed so the system is fully operable. The large pump is working allowing us to have water currently.

After discussion the bids were given to Bray Management to deal with. Mark Shoberg will look at the budget and again see if we have enough in our emergency fund to cover the cost or another special assessment will be needed. Roy Blythe reminded us that we upped the HOA assessment, so we could build an emergency contingency fund of about \$10,000 to deal with emergencies without special assessments. Mark will consider that when reviewing the budget and repairs. Mark will oversee resolving the irrigation problem and keeping the board informed.

3.) HOA Bylaws

Mark Shoberg noted that there are no bylaws for the association on file. Many of the long-time members of the HOA were certain that they do exist. Cassandra Murray said she would check with some of the older members to find the bylaws. If none are found, then it could cost between \$500 and \$1000 for Bray to have their attorney prepare them. The bylaws need to be recorded for Management purposes.

Meeting Adjourned

Jake Aubert and Larry Bullard showed Mark Shoberg the existing pond, pumps, waterfall and common areas for familiarization with the problems discussed.

Meeting Notes Prepared By: Sally Bullard, Secretary-Treasurer