

## Equestrian Estates HOA Annual Meeting Minutes

March 31, 2019

Community Clubhouse

Minutes taken by Angela Farris

Introduction of Guest: David Inkelaar, Wichita Community Policing Officer

- ◆ Officer Inkelaar addressed importance of locking vehicles left in driveways and close your garage doors. Have had break-ins in surrounding neighborhoods by Southeast High Schoolkids . He requested that the police department be contacted if we see any school-age kids wandering the neighborhoods during the day.
- ◆ Warned residents about phone scams and to never give out personal information over the phone to anyone.

Formal Meeting called to order at by President, Donny Farris @ 7:13p.m.

Board Members Attending: Donny Farris, President  
Jim Groff, Vice President  
Angie Farris, Secy/Treasurer  
Audra Turner, Member at Large

Approximate number of Homeowners in attendance: 23 residents/lot owners in attendance and 39 represented by Proxy. Quorum vote met.

Committee Chairperson Attendance: Larry Wolfe - Landscaping Committee Chair

Proof of Notice of HOA Board Meeting: Email notice sent to all homeowners.

### Agenda Items

1. Reading and disposal of any unapproved minutes – there were none.
2. President's Report:
  - a. Introduced current Board and Committee members.
  - b. Currently we have only four remaining lots in our addition with 4 homes currently for sale.
  - c. Reviewed the due date for Annual HOA dues and apologized for any confusion about the due date of 2019 dues. All dues become payable 3/1 each year. Considered late after 3/31.
  - d. Pool conversion to saltwater from chlorine a success. Homeowners seemed pleased with the outcome.
  - e. He addressed speeding in our addition still being a problem.
  - f. Review of covenants Section 4.21 regarding upkeep/maintenance of property, to include painting as appropriate. There are some homes in the neighborhood that may be in need of repainting. Asked that the Board be notified of any homes in need of repainting.
  - g. Spring Cleanup - Discussion regarding trimming trees and removing trash from around ponds. We have someone who will donate a dump truck to remove debris and it will be burned. Tentative date set for April 27<sup>th</sup>. Email to homeowners to follow with details.

3. Vice President's Report:

- a. Jim proposed the continuation of the extra Landscaping Allowance to allow additional improvements to the community, such as pillars or columns at the entrance at Harry. Sketches and quotes are being sought and more information will be proposed at a later date.
- b. Discussed replacing/removing the fence at Harry Street entrance. Fence is rotting and boards have holes and are falling off. Discussed planting Australian Pines to create a natural fence. Quotes and options will be pursued with more information to follow. Resident feedback was encouraged. Discussed approaching Horse Barn about possibly removing fence for us at no charge and they could keep fence boards.
- c. Jim addressed speeding in the neighborhood and is encouraged by our new community policing officer offering to place speed boxes upon request.

4. Treasurer's Report:

- a. Budget vs. Actual expenses for 2018 were reviewed. Proposed 2019 budget presented & discussed.
- b. We have had 7 new homeowners in the neighborhood since April 2018.
- c. It was discussed that certain expenses will diminish, as specials being removed from property tax.
- d. Chemical cost to treat pool will also be less this year.
- e. Resident George Kolb made a motion to accept the financial report and proposed 2019 Budget. Resident Larry Wolfe seconded – motion was voted on and carried.

5. Member at Large Report: None

6. Landscape and Grounds Report:

- a. Larry Wolfe addressed some sprinkler issues that need to be replaced. Some of the special landscaping allowance will be used on this. Should be able to be covered in 2019 budget.

7. Pool Committee Report: None

8. Architectural Committee Report: None

9. Social Committee Report: None. We are in need of a chairperson for this position.

10. Welcoming Committee Report: No Report. New volunteers sought.

11. Unfinished business:

- a. Approval of Last Year's minutes - Motion made by Larry Wolfe to approve 2018 Annual Meeting Minutes. Motion seconded by George Kolb, vote taken and motion carried.
- b. Board Secretary is needed! This board position is still vacant. Interested parties should contact President.

12. New Business: None

13. Election of Board: No volunteers to serve as Board Members. Motion made to retain the current board members by Larry Wolfe, Motion Seconded by Chuck Robbins. Motion voted on and carried.

With no further business, a motion to adjourn the meeting was made by Chesley Garrett, motion seconded by Larry Wolfe. The meeting was adjourned at 5:36pm. Board met directly after meeting to assign board positions. All agreed to retain current assignments therefore no changes to 2019 Board assignments.

THANKS TO ALL OF YOU FOR YOUR VOLUNTEER WORK/HELP TO EEHOA!

Submitted by,

Angie Farris, Acting Secretary

4/15/19