

**Minutes of the Equestrian Estates HOA Annual Meeting  
June 7, 2020**

Meeting called to order at 4:04 pm

Proof of notice of meeting sent via email on May 28, 2020

Board Members In attendance: Donny Farris, President  
Jim Groff, Vice President  
Angie Farris, Treasurer  
Tamalyn Fraley, Secretary  
Audra Turner, Member at Large

Committee Chairs: Larry Wolfe, Grounds Maintenance Committee

Guests: 23 members present and 44 members represented by proxy form.

- Reading of disposal of unapproved minutes - no unapproved minutes
- Minutes of the May 8, 2020 1<sup>st</sup> quarterly meeting sent out via email to officers. No questions regarding minutes. Minutes approved as written. 2019 Annual Meeting Minutes approved as written.
- Reports of Officers/Committees Chairpersons:

**President: Donny Farris:**

1. Donny gave a report on current status of HOA committees.
  - A.) In order to clarify the committee services we will now have both a Grounds Maintenance Committee and a Landscaping Committee. Larry Wolfe is Chair of the Grounds Maintenance Committee, Jim Groff serves as a committee member.
  - B.) The Good Family will handle the Pool Committee this year and the Rudd family will serve as backup.
  - C.) Architectural Committee Chair is John Turner, Jim Groff serves as a committee member.
  - D.) Welcome Committee is Mary Wolfe, Judy Groff, and Audra Turner.
  - E.) Chairpersons and volunteers are needed for the Social and Landscaping Committees. There are sign up forms available at the meeting for anyone wishing to volunteer for a committee.
    - 1.) We would like to be able to hold another HOA get together or pot luck this fall. A bounce house rental could be added for some fun for the children. It would be very helpful to have volunteers on the Social Committee to help this event together.
    - 2.) The volunteers for the landscaping committee would be serving to choose flowers for the neighborhood and help design layouts for new beautification projects.
  - F.) Tamalyn Fraley volunteered to serve as HOA Secretary.

2. There are now 2 empty lots for sale and one privately owned lots sill in the neighborhood. Currently there are two homes for sale in the HOA both on Mustang Circle but one seems to already have a buyer.

**Vice President: Jim Groff:** No report

**Architectural Control Committee :** Jim Groff committee member gave report.

1. Jim Groff discussed the neighborhood upkeep and reminder that members watch for areas of their homes in need of painting or improvements. A few homes are showing fading or peeling paint and damage from water sprinkler systems. The board is working with homeowners that may have these issues.

2. Donny Farris gave reminder that it is they lot owners responsibility to mow behind their fence if the have a fenced property. This is not the responsibility of the grounds maintenance service that manages the common areas.

**Secretary: Tamalyn Fraley:** No report

**Treasurer: Angie Farris:**

1. A written document showing the 2019 budget and the 2020 proposed budget was provided to membership.

2. Angie Farris gave a review of the 2019 budget including income and expenses. All 2019 HOA dues have been paid in full. The largest recurring budget item is landscaping and grounds maintenance including mowing, fertilizing, and grounds care of the common areas and entrances. There was a question regarding if the mowing service is routinely bid out for competitive pricing. Larry Wolfe responded to this indicating that this is done occasionally and the current company is the best price and most reliable bid. Since there are no current volunteers to maintain the entrance landscaping areas this is an additional expense in this category. Insurance costs have increased possibly due to a prior claim for damage from a lightening strike to our irrigation system. Pool expenses have improved since the change to the salt water pool.

3. Group discussion arose from landscaping topic regarding the common area issues and landscaping.

A.) Discussion covered concerns that the neighboring subdivision owners of The Paddock are not maintaining their property. The board has contacted them before on this issue and little has been done to improve the situation. HOA members asked what can be done to help enforce The Paddock owners to maintain the area and it was discussed that making a report to the Wichita Code Enforcement by concerned citizens might help.

B.) Discussion moved on to the common areas around the ponds and a request that homeowners be aware of how they are draining their sump pump lines so as not to cause issues with the common areas becoming overly damp and difficult to mow. This discussion also included an advisement that homeowners be careful not to over water into common areas which can also cause difficulty for the landscaping company.

C.) Discussion was held about the HOA common areas and erosion happening especially near ponds. The board is looking into bids to bring dirt into those areas and possibly seed them but these areas do not all have sprinkler systems which could make

cultivating grass difficult. Rip Rap stone is also a fix but is very costly.

D.) Angie Farris and Donny Farris discussed how the projects of adding sprinklers to common areas and improving the landscaping around the ponds and in other common areas would fall into the budget categories for landscaping but also how larger projects would be under a Special Projects budget line item that is being requested in the 2020 Budget Proposal.

4. Angie Farris gave a review of the 2020 proposed budget including income and expenses.

A.) A question was asked as to why the budget is voted on in the spring when it should begin on Jan. 1. It was discussed that this allows for time for the homeowners to pay their dues and that since the winter months have fewer expenses the budget allows for a buffer to cover the small recurring expenses incurred through that time.

B.) Further discussion was held to address necessary maintenance and improvements such as the completed fence repairs, the completed entry stucco repairs, pool area chairs that have worn over time, drainage improvements in common areas, two sprinklers that need to be relocated as they are on homeowner properties and should be relocated to common areas, the addition of sprinklers to some common areas.

C.) Discussion was held regarding homeowners that choose to use some of the common areas as personal space such as for gardens or trees they choose. They are reminded that where this does not cause problems for other homeowners this may be allowed but they should expect to have to care for that area themselves even though it is a common area. The grounds maintenance company will not be expected to care for that area for them.

5. Motion made by Chesley Garrett to pass budget, seconded by Teri Robbins, vote was all in favor. Motion carried and the 2020 Budget was approved.

**Member at Large: Audra Turner:** No report

**Grounds Maintenance Committee :** Larry Wolfe

1. An update was provided regarding the common area sprinklers all of which are now on.

2. A discussion was held regarding the need for homeowners to use care in grading their properties that they do not infringe on another homeowners property or cause irrigation issues in common areas.

3. A discussion was held about the possibility of a neighborhood playground, children's play area, or recreational area. Discussion included the possible locations for such an area as well as considerations of cost, insurance, access, and facilities. A suggestion was made that any seriously interested parties may like to join Social Committee and incorporate that as more of an Activities Committee to explore the idea. This could include surveying the HOA members as to determine the number and ages of children in the neighborhood, the offerings the members would like to have at such a play area, the expense that would be involved, the number of families that would be willing to volunteer time and labor to the project, and the feasibility of financing such a project. By a show of hands most members present indicated they would be willing to consider this type of neighborhood project and further they may be willing to consider an additional expense to fund the project.

**Pool Committee-** No one present, Donny Farris gave report.

1. Wes Good is the pool committee volunteer for this season. Tom Rudd is serving as backup volunteer.
2. Bathrooms are now open.
3. Pump is in need of repairs and a jet is missing Howard Pools is coming to address these issues. Advisement was given that loud music is not allowed at the pool.
4. Angie Farris gave information that the Kansas Department of Health and Environment is being very careful about community pools due to the Covid 19 situation. The members are asked to be very cautious to clean up after themselves and to help keep the area clean. Residents were asked not to add water to the pool but to scoop out leaves and debris is helpful.

**Social/Activities Committee:** Chairperson needed for this Committee

1. A question was asked about holding a neighborhood yard sale day. Discussion resolved that it would be best if any interested parties get together to discuss possible dates so that one weekend could be set aside for this. This would allow many households to participate but only have the neighborhood traffic on one weekend. Suggestion was for a date possibly in October and each household would be required to get their own yard sale permits as needed.

**Welcome Committee-** Mary Wolfe – no report just a request that she and Judy Groff would like to take a break from committee work for a time. Audra Turner volunteered to take over for a time. Sandy Garner volunteered to assist as well. A call was made for additional volunteers to sign up as well.

**Nominations for 2020 Board Members:**

1. Call was made for nominations for the 2020 EEHOA Board including a request for new Board Members. Clint White volunteered as new board member. No other nominations. Larry Wolfe made a motion to add Clint White and keep all current board members, Chesley Garrett seconded motion, vote was all in favor, motion carried.

**Open Forum: member concerns/comments**

1. A request was made for an updated membership roster of HOA members that are willing to share contact information. Board agreed to work on this for membership.

**Unfinished Business:**

1. A question was asked about any new information regarding the nearby tiny house development project. No one has heard any new information, it is believed the project is not proceeding.

**New Business:** None

Larry Wolfe made a motion to adjourn meeting, Sandy Garner seconded motion, vote was all in favor, motion carried, meeting adjourned at 5:33 p.m..

**Committee Volunteers including the Volunteer Sign forms collected at meeting include:**

**2020 Board and Committee members;  
EEHOA Board:**

President- Donny Farris  
Vice President- Jim Groff  
Treasurer- Angie Farris  
Secretary- Tamalyn Fraley  
Member at large- Audra Turner  
Member at large- Clint White

**Landscape Committee:**

Tami Bond  
Angie Farris

**Welcome Committee:**

Audra Turner  
LaTasha St. Arnault  
Sandy Garner

**Pool Committee:**

Wes Good  
Tom Rudd

**Architectural Control Committee:**

John Turner  
Jim Groff

**Social (Activities) Committee:**

LaTasha St. Arnault  
Chesley Garrett  
Audra Turner

**Grounds Maintenance Committee:**

Larry Wolfe  
Jim Groff

**2020 Pool/Clubhouse Landscape Maintenance Volunteers:**

June-Greg & Tami Bond  
July- unfilled  
August- unfilled  
September- unfilled  
October- unfilled