

**Minutes of the Equestrian Estates HOA Annual Meeting
April 18, 2021**

Meeting called to order at 4:05 pm

Proof of notice of meeting sent via email on April 5, 2021

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

Committee Chairs: Larry Wolfe, Grounds Maintenance Committee

Guests: 23 member votes in attendance and 44 members represented by proxy form.

- Reading of disposal of unapproved minutes - no unapproved minutes
- Minutes of the March 15, 2021 quarterly meeting sent out via email to officers. No questions regarding minutes. Minutes approved as written. 2020 Annual Meeting Minutes approved as written.
- Reports of Officers/Committees Chairpersons:

President: Donny Farris:

1. Donny spoke regarding the memorial donations made for neighborhood members who had recently passed away.
 - A) A donation was made to St. Jude Children's Research Hospital in memory of Claude Pressnell
 - B) A donation was made to the Kansas Food Bank in memory of Reta Strotkamp.
 - C) The family of Larry Strotkamp is planning for a memorial gathering this summer at the Equestrian Estates Clubhouse. More information will be forthcoming.
2. Donny spoke regarding the construction of homes in the neighborhood. All neighborhood lots have been sold with 1 new home recently completed and 2 new homes under construction.
3. Donny made a call for volunteers for the HOA Board and Committees. Sign up sheets were made available at the meeting for anyone wishing to volunteer for a committee.
4. Donny gave an update of the maintenance work on the boundary fencing along Harry St. Boards are being replaced on an as needed basis.
5. Donny gave a report on the drainage and irrigation improvements in the common areas.
 - A) To improve drainage in the common area behind the clubhouse a new grate has been added to alleviate the issues of water pooling in neighbors yards.
 - B) There is a dirt pile in the common area behind the clubhouse left from the

drainage improvements. This will be relocated to fill in low spots throughout the common areas.

C) Donny requested that any homes with sump pump drainage that could be causing water pooling in yards and common areas be corrected to allow the water to runoff into the neighborhood ponds through the drainage systems. A question was asked as to why the sump pumps and gutters cannot be run down to the streets and into the City storm drains. The response was that this is understood to be against city code to allow the water to runoff into the storm drains.

D) The HOA would like to have a spring cleanup day in the near future. The day would be set in order to have volunteers from the neighborhood trim trees, cleanup foliage, and pick up trash in the common areas. More details will be provided once scheduled.

6) Donny reported on the success of last year's Children's fishing tournament. Based on interest another one is being considered for May of this year.

7) Donny reported on the acquisition of new lounge chairs for the pool area that were received as a donation from a local apartment complex.

Vice President: Jim Groff: Gave report for Architectural Control Committee.

Architectural Control Committee : Jim Groff committee member gave report.

1. Jim Groff discussed the requirement that architectural changes to include house painting and other exterior improvements need to receive prior approval from the Architectural Control Committee. It is recommended that even if a homeowner is intending to repaint their residence the same colors they currently have they should contact with the Architectural Control Committee to create a record of the approval for painting.

2. The Architectural Control Committee is working with the new homes under construction to ensure that the completed projects keep in line with neighborhood aesthetics.

3. It is recommended that when doing major landscaping neighbors are conscientious of watching the yard grade to make sure that they do not allow water to pool into neighboring yards.

Secretary: Tamalyn Fraley:

1) Tamalyn reported on the EEHOA email account encouraging members to email with any questions or concerns they may have about the neighborhood. This email account may also be sent emails if somebody has information they would like shared regarding such items as a lost pet, lost and found items in the neighborhood, etc.

2) There is a roster of the HOA members who have agreed to share their information within the neighborhood. This roster is made available to all members of the EEHOA but is not to be shared publicly.

3) Angie made a request that EEHOA members contact the EEHOA Board by email in order to update contact information as it changes.

Treasurer: Angie Farris:

1. A written document showing the 2020 budget and the 2021 proposed budget was pro-

vided to membership.

2. Angie Farris gave a review of the 2020 budget including income and expenses. The financial year concluded with expenses less than projected and with additional income due to dues received from home sales.

3. A question was raised as to if the funds were being put into a contingency fund. Angie provided information that income has been placed into a contingency account each of the past several years.

4. A discussion was held regarding a request to increase funds for ground maintenance in order to allow for treatment of bag worms throughout the common areas as this issue has grown worse in the past several years. The membership was in agreement that this is something we may want to consider as an annual expense.

5. Angie reported on an increased request for funds in the pool maintenance line item. There appears to be a leak in the pool and it may be necessary to repair or replace the pool liner.

6. The budget again this year has a request for special projects. Projects being considered are benches for the common areas, new metal table and bench sets for the pool area, and sprinkler systems improvements and additions in common areas. A motion to approve \$10,000 for special projects was made by Audra Turner, the motion was seconded by Larry Wolfe, vote was held with none opposing, motion passed.

7. A discussion was held to gauge interest and input regarding the addition of an area with playground equipment in the common area.

A) Angie reported that she had spoken with the EEHOA insurance carrier and they believe that liability and insurance for the equipment would run approximately \$200 per year.

B) Donny is receiving estimates for the cost to set the site up including rubber gravel. The costs would be based on the type a number of pieces of playground equipment chosen.

C) Possible locations for this project were discussed and concerns were raised regarding safety due to traffic, access to the area encroaching on members yards, the availability of parking spaces, if lights would be added, noise increase for neighboring homes, and what hours the area would be accessible.

D) LaTasha St. Arnault Offered to send a survey to the EEHOA membership to collect more information regarding the interest in this project.

8. A vote was held to approve the full budget as proposed, with no opposition the budget was approved.

Member at Large: Audra Turner: No report

Member at Large: Audra Turner: Clint White

1. Clint initiated a discussion regarding the speed of cars driving on Triple Crown. This has been an ongoing issue and previous attempts to resolve it have included questions to the City of Wichita for additional stop signs which were declined based on the city's speed survey that they conducted, approval for speed bumps which were declined as the city indicated these would damage snowplows, and a consideration for making this a gated community which would require the EEHOA to take over the cost of street maintenance in the neigh-

borhood. A suggestion was made to have a special meeting to discuss this issue and to invite representatives from the local government as well as from the Sierra Hills subdivision.

2. The discussion of the traffic issue involving neighbors from the Sierra Hills subdivision led to a discussion regarding the management of HOAs and restrictive covenants in general. Donny made the suggestion that the EEHOA covenants could use updating. He discussed concerns regarding certain sections of the covenants such as how long vehicles, trailers, and boats can be parked in the neighborhood as well as the use of portable basketball hoops. After a lengthy discussion it was decided that this issue would be tabled for further consideration in the future.

Grounds Maintenance Committee : Larry Wolfe

1. Larry reported that the common area sprinklers are all up and running with the exception of a few where there are some breaks near the areas where the new homes are under construction. Repairs for these issues as well as sprinkler head replacements as needed are in progress.

Landscaping Committee : Angie Farris

1. The committee is working to weed the flowerbeds at the neighborhood entrances.

Pool Committee- Tom Rudd

1. Tom reported the pool will be opened soon and at that time it will be checked for leaks to determine why it has been losing water.

2. A new pool company has been contracted for this year's service. The pool company offers pool care classes should anyone like to take one in order to volunteer to help with the pool care. If we are able to have volunteers do some of the pool care it would reduce pool care costs for the season.

3. The HOA is considering purchasing a pool vacuum which would allow volunteers to assist with pool cleaning which would as well reduce pool care costs for the season.

Social/Activities Committee: Chesley Garrett

1. No committee report however a conversation was held regarding the potential for a community gathering this year due to COVID-19. The committee will determine whether or not an event could be held as the year progresses.

Welcome Committee- Audra Turner

1. Audra reported that all of the recent new move-in's have received a visit from the welcome committee. New members in attendance at the meeting were greeted as well.

Nominations for 2021 Board Members:

1. Call was made for nominations for the 2021 EEHOA Board including a request for new Board Members. No new nominations. George Kolb made a motion to keep all current board members, Mary Wolfe seconded the motion, vote was all in favor, none opposed, motion carried.

Open Forum: member concerns/comments

1. Mention was made that the streets in the neighborhood particularly in phase 1 could use repaving. Jim Groff reported that he had been attempting to get in touch with local officials regarding this issue and said so far he has had no satisfactory responses. A conversation was held regarding the possibility of letting the HOA handle this issue itself through a special assessment. A response was made that this should be a city issue. Jim offered that he would continue to try to make contact City officials regarding this issue.

2. A conversation with him regarding the nearby rezoning of the area on Pawnee and 127th. This area is being considered for rezoning by the city Council which has recommended the action. This would allow for duplex, apartments, etc. to come into the area. Some concerned members discussed it petitioning the city Council against this rezoning. It is believed that the EEHOA members are located too far from the area in consideration for petitions however it could still be valid to let the city Council know their concerns.

Unfinished Business: None

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

Chesley Garrett made a motion to adjourn meeting, Laura Pickle seconded the motion, vote was all in favor, none opposed, motion carried, meeting adjourned at 6:04 p.m..

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

**2021 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
Teri Robbins

Welcome Committee:

Audra Turner
LaTasha St. Arnault

Sandy Garner

Pool Committee:

Tom Rudd
Angie Farris
Clint White

Architectural Control Committee:

John Turner
Jim Groff
Henri & LaTasha St. Arnault

Social (Activities) Committee:

LaTasha St. Arnault
Chesley Garrett
Evie Marcotte

Grounds Maintenance Committee:

Larry Wolfe
Jim Groff

2021 Pool/Clubhouse Landscape Maintenance Volunteers:

June-unfilled
July- unfilled
August- unfilled
September- unfilled
October- unfilled