

**Minutes of the Equestrian Estates HOA Annual Meeting
March 26, 2023**

Meeting called to order at 5:07 pm

Proof of notice of meeting sent via email on March 12, 2023

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: Audra Turner, Social Committee

Guests: 21 members votes represented by attendees present and 48 member votes represented by proxy form, 69 total votes represented.

- Reading of disposal of unapproved minutes - no unapproved minutes
- Minutes of the December 20, 2022 quarterly meeting sent out via email to officers. Minutes were approved. 2022 Annual Meeting Minutes sent April 10, 2022 via email to officers. Minutes approved were approved.
- New residents Welcome and Introductions.
- A call was made for volunteers and chairpersons to fill vacant committee positions.
- Reports of Officers/Committees Chairpersons:

President: Donny Farris:

1. Donny spoke regarding the continuing issue of erosion around community ponds. He is still working to gather bids for the installation of rock around the ponds to help alleviate this issue.
2. Donny gave an update on the plan to address water pooling in common areas due to issues such as ground slope, sprinkler run off, and sump pump flows. There are currently two areas in need of attention. One area is between Mustang Ct and Equestrian Circle on the North side of Triple Crown St. The other is behind the houses adjacent to the pond on the South side of Stampede St.
3. Donny made a call for volunteers to coordinate and participate in a neighborhood clean up targeted at improving the appearance of the common areas. Efforts might include tree trimming, underbrush clean up, and picking up trash around the ponds and in other common areas.
4. Donny spoke on the recent community efforts to prevent the construction of storage units in the neighborhood. Appreciation is offered to EEHOA members and surrounding

community neighbors for their participation in this effort.

5. Donny spoke on the success of a prior years children's fishing tournament held by the EEHOA. He made a call for volunteers to coordinate and participate in another fishing tournament this year. Prizes would be provided by the EEHOA but volunteers would be needed for planning and the day of.

6. Donny suggested that the EEHOA may be able to reintroduce community potlucks this year. He made a comment for the social committee to coordinate on this.

7. Donny asked Angie Farris to speak on a community discount that she secured from Tommy's Express Car Wash. Information will be provided to any interested members and will be sent to members on the email roster.

8. Donny gave an update regarding the sprinkler line extension completed last year for the trees bordering the Harry St. entrance.

Vice President: Jim Groff:

1. Jim spoke regarding the concerns of some neighborhood members that County Appraisal Valuations have increased excessively. He discussed the appeals process for interested parties.

Secretary: Tamalyn Fraley:

1) Tamalyn reported on the EEHOA email account with a request that members make sure to keep contact information up to date. This account is also available to allow neighbors to share community interest information such as a suspicious activity, lost and found pets, lost and found items in the neighborhood, etc. These messages can then be shared with the membership. EEHOA board members are also available by cell phone for more time sensitive issues.

Treasurer: Angie Farris:

1. Angie provided written copies of the 2022 budget and the 2023 proposed budget to the membership for review and discussion.

2. Angie gave a review of the 2022 completed budget for any questions or inquiry. No questions were presented.

3. Angie explained that the 2023 budget had been amended in order to allow for increasing service fees and utility costs. Angie reported the current balance of all HOA accounts and financial reserves. Angie also informed that since not all annual dues have been received the budget income is based on the charged fees for all lots.

- A) Grounds maintenance is increased to allow for annual bagworm treatments of common area flora.
- B) Mowing expense has been reduced to reflect recent expenditures.
- C) Insurance expense increased to reflect higher expenses.
- D) Utility allocations are adjusted to reflect recent rates.
- E) Remaining budget income excess is allocated to Groundskeeping special projects based on last years annual meeting vote.

4. Discussion was held regarding possible water projects.

- A) Donny discussed the potential for installing sprinkler line extensions from the Farris property well to allow for watering trees in the adjacent common area.
- B) Discussion was held regarding HOA members that may not have useable well water for landscaping. It was proposed that members with an interest to do so may approach the Board for approval to set up extensions from common area wells. They might also singly or in partnership with other neighbors join to install new wells within common areas for use on personal lots. The homeowner(s) would be responsible for the cost of the set up, maintenance, and power. All requests would need HOA Board approval.

5. Audra Turner made a motion that the proposed 2023 Budget be approved, Jim Groff seconded the motion, all in favor, motion carried.

Member at Large: Clint White:

1. Clint brought up for discussion continuing issue of speeding in the neighborhood. A discussion was held regarding the possibility that pass through traffic may increase in the neighborhood with ongoing construction in nearby areas. Conversation was held regarding the possible solutions for this issue such as street gates or speed bumps. These issues have been discussed at previous meetings and with City and County officials previously without obtaining City approval. Jim reported that the City of Wichita has a newly appointed Traffic Manager. Clint and Jim will approach the City Traffic Manager and possibly the District Advisory Board regarding this issue and welcome other members to assist.

Member at Large: Audra Turner: No report

Grounds Maintenance Committee: Jim Groff

1. Jim reported on recent dissatisfaction with the current company the HOA contracts with for sprinkler maintenance. Bids will be obtained from other companies for possible change of vendors.
2. Jim reported that weed and feed has been put down throughout common areas.
3. Donny presented that it might be beneficial for the HOA to rent an aeration unit this season. Common area aeration was completed several years ago and volunteers took shifts riding the aerator through the neighborhood. Volunteers would be needed again for running the aerator unit. Grounds maintenance could then seed afterwards to improve grass health in the common areas.
4. The sprinkler heads along Stampede across from the stables are currently set too low causing the water spray to hit low on the grass. Maintenance to adjust these sprinkler heads is in progress.

Landscaping Committee: Angie Farris

1. Angie reported that the HOA will be purchasing annual flowers for landscaping at the entrances. This project is planned for later this Spring as weather allows. Volunteers are requested for the Landscaping Committee and for upkeep and beautification of common areas especially for the neighborhood entrances.

Pool Committee: Tom Rudd

1. Tom reported that the pool had been kept in good service through closing last season. Any current needs will be assessed when the pool is opened this summer season. Volunteers are requested for the Pool Committee and for seasonal upkeep.

Architectural Control Committee: Jim Groff

1. Jim gave reminder that the Architectural Committee should be contacted prior to any changes to include house painting and other exterior improvements. 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.
2. Donny gave a reminder that homeowners, upon approval of the HOA Board, may plant trees in the common areas adjacent to their properties. The homeowner would be responsible for the care and maintenance of such trees.
3. A reminder was given that homeowners are responsible for weed eating the exterior border of their fence line as it meets a common area.

Social Committee: Audra Turner - no report

Welcome Committee: Audra Turner

1. Audra reported that welcome visits were up to date and recent new move-in's have received a visit from the Welcome Committee.

Open Forum: member concerns/comments

1. Discussion was held regarding the addition of solar panels to residences in Equestrian Estates and any requirements for installation. The EEHOA Restrictive Covenants do not specifically address solar panels but they would fall under home improvements requiring approval of the Architectural Committee. To help address this issue to the benefit and with the input of HOA members feedback regarding this issue will be requested from current members.
2. A question was asked regarding the maintenance of street lights. This is a City of Wichita responsibility and any issues may be reported to the City.
3. Compliments were given to all members that participated in decorating their homes for the past holiday months. This adds to the appeal and beauty of the neighborhood.
4. A reminder was given that RVs, boats, and other recreational vehicles are not to be stored in yards, driveways, or on the street within the neighborhood. If a resident is in need of overnight or extended day parking for such a vehicle they should coordinate approval with the HOA board.
5. A reminder was given that the rules for portable basketball hoops and sports equipment are relaxed for the Spring/Summer months. These items may not be left in the street but do not necessarily need to be stored away after each use to allow for more frequent and enjoyable outdoor activities in the neighborhood.

Unfinished Business: None

New Business: None

Nominations for 2023 Board Members:

1. Call was made for nominations for the 2022 EEHOA Board including a request for new Board Members. No new nominations. Jeff Johannsmeyer made a motion to keep all current board members, Jerry Hicks seconded the motion, vote was all in favor, none opposed, motion carried.

Meeting adjourned at 6:46 p.m..

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

**2023 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:

Chair-Angie Farris
Tami Bond

Welcome Committee:

Chair- Audra Turner
Sandy Garner
Suzanne Peterson

Pool Committee:

Chair- Angie Farris

Architectural Control Committee:

Chair-John Turner
Jim Groff
Greg Bond

Social (Activities) Committee:

Audra Turner
Suzanne Peterson

Grounds Maintenance Committee:

Chair-Larry Wolfe
Jim Groff
Greg Bond
Clint White

2023 Pool/Clubhouse Landscape Maintenance Volunteers:

June- unfilled

July- Tami Bond

August- unfilled

September- unfilled

October- unfilled