

**Minutes of the Equestrian Estates HOA Annual Meeting  
March 24, 2024**

Meeting called to order at 4:10 pm

Proof of notice of meeting sent via email on March 12, 2024

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

Committee Chairs: Larry Wolfe, Grounds Maintenance Committee  
Angie Farris, Pool Committee  
Sandy Garner, Welcome Committee

Guests: 27 members votes represented by attendees present and 47 member votes represented by proxy form, 74 total votes represented.

- Reading of disposal of unapproved minutes - no unapproved minutes
- Minutes of the September 10, 2023 quarterly meeting sent out via email to officers. Minutes were approved. 2023 Annual Meeting Minutes sent April 4, 2023 via email to officers. Minutes 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 locate someone to lay to rock around the ponds to help alleviate this issue. EEHOA members that have leftover landscape rock or materials can donate these to be used for this and other common area improvements.
2. Donny gave an update on the efforts to correct water pooling in common areas. This is an ongoing landscape concern due to issues such as ground slope, sprinkler run off, and sump pump flows.
3. Donny made a call for a volunteer to coordinate a neighborhood clean up day. Previous efforts have targeted tree trimming, underbrush clean up, as well as picking up trash around the ponds and in other common areas. Tree limbs were mulched to create material for use in common areas and extra materials were offered to members for landscaping.
4. Donny provided an update on the common area sprinkler systems and efforts to add or extend systems in areas lacking adequate sprinkler coverage. One area of particular need is on the South

side of Stampede St.. Donny offered to allow the common area system to be hooked up to the Farris well which would provide a savings to the HOA for the electricity cost. Motion to pay for the cost of equipment and installation was made by Clint White, seconded by Jim Groff, vote was all in favor, motion passed.

5. Donny made a call for a volunteer to organize another children's fishing tournament. Prizes would be provided by the EEHOA but volunteers would be needed for planning and the day of.

6. Donny made a call for volunteers for the Social Committee. Activities would be to coordinate community potlucks and other events to allow community socialization.

7. Donny discussed the issue of compliance with the EEHOA Restrictive Covenants regarding waste and recycling containers. With Architectural Committee approval members may construct partial privacy fences if necessary to abide by these rules.

**Grounds Maintenance Committee:** Larry Wolfe

1. Larry reported that common area sprinkler systems will be turned on soon. These will be turned on by EEHOA volunteers and after inspection any necessary repairs will be contracted out.

**Architectural Control Committee:** Jim Groff

1. Jim gave reminder that the Architectural Committee should be contacted prior to any changes to include roof shingles, 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 the Architectural Control Committee to create a record.

**Vice President: Jim Groff:**

1. Jim presented a proposal to purchase and install aeration fountains in the community ponds. This is partially in response to the fish kill weather incident that occurred last summer. This would also improve the general health of the pond ecosystems. A motion was made by Jeff Johannsmeyer to allocate \$15,000.00 towards this project, Angie Farris seconded, all in favor, motion carried.

2. Jim took a question from Clint White regarding the progress of a speed control issues within the neighborhood. The City has informed that the stop signs are not to be used for speed control and discussions are still being held on other potential projects to alleviate this issue. The City has yet to agree for the expenditure of speed control methods within the neighborhood or to approve these be installed and managed by the HOA. Discussions are ongoing.

**Treasurer: Angie Farris:**

1. Angie provided written copies of the 2023 budget and the 2024 proposed budget to the membership for review and discussion.

2. Angie gave a review of the 2023 completed budget for any questions or inquiry. Total net worth amounts and account balances were provided to the membership. The end year budget was a net positive for the EEHOA.

- A) Income was higher than expected due primarily to additional transfer fees and interest earned on a CD investment.
- B) Expenses were lower than estimated partially due to no outlay for Social Committee events and savings on utility expenses related to repairs that have been made to the community pool.

3. Angie explained that certain line items in the 2024 budget had been adjusted to reflect estimated income and expense for the new year. Angie informed that since not all annual dues have been received the budget income is based on the charged fees for all lots.

4. Discussion was held regarding possible common area landscape projects.

5. A motion was made by Clint White to approve the 2024 Budget, Terry Robbins, seconded, all in favor, motion carried.

**Secretary: Tamalyn Fraley:**

- 1) Tamalyn gave a reminder that members may reach out directly to the HOA Board members by phone or through the EEHOA email account. The email may also be used for committee correspondence and emails will be forwarded to appropriate committee members. It is encouraged that members make contact by cell phone for more time sensitive issues.
- 2) Tamalyn made a request that members make sure to keep contact information up to date in order to allow the HOA to provide necessary information. With permission this contact information is also shared within the community.

**Member at Large:** Clint White: no report

**Member at Large:** Audra Turner: Not present, no report

**Welcome Committee:** Sandy Garner

- 1. Sandy reported that welcome visits were up to date but there are pending new move-in's and the Welcome Committee will make contact once new residents take occupancy.

**Landscaping Committee:** Angie Farris

- 1. Angie reported that the HOA will be looking into improving the plantings around the neighborhood entrances to improve upon the current landscaping. Bids from contractors are being considered for this project.

**Pool Committee:** Angie Farris

- 1. Angie reported that the pool had been kept in good service through closing last season. The regularly scheduled visits by the pool company as well as volunteer efforts have maintained the pool in good order. She requested volunteers for the Pool Committee and for seasonal upkeep.

**Social Committee:** Volunteers needed, no report

**Unfinished Business:** None

**New Business:** None

**Nominations for 2024 Board Members:**

1. Call was made for nominations for the 2024 EEHOA Board including a request for new Board Members. No new nominations. Pal Rao made a motion to keep all current board members, Jeff Johannsmeyer seconded the motion, vote was all in favor, none opposed, motion carried.

Meeting adjourned at 5:30 p.m..

**Open Forum: member concerns/comments**

1. A call was made for all members to practice water conservation efforts particularly with landscaping issues. A reminder was given to keep sprinklers from watering on sidewalks and other non-landscaped services.
2. A reminder was made that it is the homeowners' responsibility to keep sidewalks clear of ice, snow, and debris. Angela Farris reported that the HOA may be able to help with sidewalk clearing in the coming winters seasons through a contract service.
3. The HOA will be contracting for bag worms spraying again this season. Homeowners with landscaping adjacent to common areas may be able to pay to have the service done on their property as well by contacting the HOA prior to the service. Costs are not yet established for this season.
4. The HOA may be aerating common areas this year. Homeowners who would like to have the service on their property may be able to negotiate for the service by contacting the HOA prior to service dates. Costs are not yet established for this season.
5. A reminder was given that homeowners may improve landscaping in common areas adjacent to their lot with HOA approval and provided that the individual homeowners maintain such landscaping after installation.

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

**2024 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

**Welcome Committee:**

**Chair-** Sandy Garner  
Suzanne Peterson  
Audra Turner

**Architectural Control Committee:**

**Chair-**John Turner  
Jim Groff  
Greg Bond

**Social (Activities) Committee:**

**Chair-**  
Scott Sanders

**Grounds Maintenance Committee:**

**Chair-**Larry Wolfe  
Jim Groff

**Pool Committee:**

**Chair-** Angie Farris

**2023 Pool/Clubhouse Maintenance Volunteers:**

June- unfilled  
July- unfilled  
August- Clint White  
September- Angie Farris  
October- unfilled