

January 18, 2024

La Estancia Annual Board Meeting

Attending Board Members

- Justin Christensen, President
- Sean Harlan, Secretary
- Barbara Maxwell, Treasurer
- Jeff Peterson, Board Member

Guest Attendees

- Ben Beckstead, HOA accountant/Community Management Team
- Kris Ramsay, Community Management Team

Members Present (in person)

- Steven Barrie
- Penny & Bill Mader
- Katherine Van Hagan
- Don Clark
- Vicki & JT Crofts
- Bill Westvang
- Ellie Clough
- Anne Van Hagan
- Dennis Tharp
- Taylor Pallas

Members Present (via Zoom)

- Bea Redd
- Tisha Digman
- Natalie Brannon
- Suzy Ealand
- Gary & Jill Hood
- Juli Bevers
- Melissa Harlan
- Mark Wagstaff
- Paul Tanner
- Craig & Joni Takamiya
- Von & Sara Krebs
- Pete Edmonson
- Robyn

(Please edit your Zoom settings to display your first and last name if possible)

**Welcome** - Justin welcomes everyone in attendance in person and on Zoom and begins the meeting.

**Minutes and Financials**

1. Approval of previous meeting minutes – The board reviewed the October 2023 meeting minutes prior to the start of the meeting. Justin makes a motion to approve the October 2023 meeting minutes. Justin makes a motion to approve the minutes as presented. Sean seconds the motion. All members vote aye, and the minutes of the October 2023 meeting were approved. They will be posted on the La Estancia website.

2. Approval of December/4<sup>th</sup> Quarter 2023 financials – The board reviewed the December 2023 financials as well as the full 4<sup>th</sup> quarter and 2023 financials prior to the meeting. Justin makes a motion to approve the December/4<sup>th</sup> quarter 2023 financials. Sean seconds the motion. All members vote aye, and the December/4<sup>th</sup> quarter 2023 financials are approved.
3. Financial Report - Ben gave a report on the HOA finances including a year-end summary. He feels that the HOA ended up very close to the budgeted income and expenses. He explains that the reserve fund is building according to the reserve fund study conducted in prior years and is on track to be appropriately funded in the future.
4. December Report Summary of Accounts – The December 2023 financial figures and bank account balances were reviewed.

#### **Ratify Board Business Since Last Community Meeting –**

1. Lots and Pads HOA dues differential – The board had been discussing adjusting dues amounts for lots due to the fact that lots do not have landscape maintenance provided by the HOA. The adjusted amount for lots for 2024 was previously agreed upon by the board to be \$165 per month. All board members are in agreement.
2. Foster animals – The board has determined it will follow the Kanab City ordinance for fostering animals. Barbara will draft foster rules for the community using this guideline, and a letter will be sent out to members in the future.

#### **Open Business Items:**

1. Landscape Update – Justin will be working on doing general landscape cleanup in the community as well as pruning and fertilizing on the correct spring schedule for the plants and trees in the community.
2. Board Volunteers/Voting Update – Justin notes that there were no volunteers for the open board positions in the recent voting cycle. There is still at least one open position on the board, and any members who are interested in serving the community in this capacity are invited and encouraged to contact a current board member.
3. Roads and Concrete Update – Jeff notes that Straight Stripe will be coming back to the community the first week of April to reseal the roads in the community and reminds everyone that this work will be done under warranty at no cost to the community. It is suggested that crack sealing be completed prior to the seal coat, and Jeff notes he will reach out to them to get a bid for that work to be completed at that time as well.

The road damage on Mohawk was recently repaired with the costs being covered by Kanab City.

4. Phase 3 Amenity – Jeff notes he anticipates a June 1<sup>st</sup> completion date for the pickleball court in phase 3. A bocce ball court will also be installed.

5. Rockscape Replacement From Flooding Timeline Landscape Update – Trent with Connors Landscaping provided Jeff with a quote to replace the rockscape that was damaged by flooding in 2023. The bid came in higher than anticipated, and Jeff will work on soliciting a second bid for this work.
6. Holiday Lights Survey Results – Sean states there was a good response to the survey sent to the community recently regarding holiday lighting, with a majority of respondents indicating they were opposed to formal community rules regarding holiday lighting. He also noted that the responses indicated the majority of the community is in favor maintaining dark sky compliance.
7. Foster Rules – As noted previously in the meeting, the HOA will follow Kanab City’s ordinance regarding foster animals. Barbara will be drafting a letter for distribution to HOA members regarding these rules.
8. 2024 Adopted Budget and Dues Review – Previously discussed in the financial report section of the meeting.
9. Tom’s Canyon Trail Access Conversation – Jeff notes that he has installed fencing to help visitors find the correct access to the trail that does not cross private property. More work may be necessary here, and members are reminded to direct any guests or visitors to the correct trail access points.

#### **Questions From Community Members**

The Board heard and discussed concerns and questions from community members in attendance regarding curb updates, amenity access keys, the new pickleball amenity, and a potential expansion of the gym space in the clubhouse. Members were reminded they can always contact the CMT or board members with any concerns or questions.

Justin makes a motion to adjourn the meeting at 6:37 PM. The meeting was adjourned at that time.