

January 20, 2023

La Estancia Annual Board Meeting

Attending Board Members

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

Guest Attendees

- Kris Ramsay, CMT/Property Management

Members Present (In person or via Zoom)

- Curtis Anderson
- David Fosse
- Robyn
- Brannon
- Mike Manship
- Pierre Krabbendam
- Paul Tanner
- Bill Westvang

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

Welcome - Justin welcomed board members and community members to the annual La Estancia meeting. He thanked everyone for their participation in the food drive held in November 2022 which was a success.

Minutes and Financials

1. Approval of previous meeting minutes – Justin makes a motion to approve the minutes of the October 2022 meeting as written and posted. Barbara seconds the motion. All members vote aye. The motion passes, and the minutes are approved.
2. Approval of December financials – Justin makes a motion to approve the December 2022 financials as well as October and November as previously presented to the board. Barb seconds the motion. All members vote aye. The motion passes, and the financials for October, November, and December 2022 are approved.
3. Justin goes over the summary of accounts and the financial reports including year-end totals for 2022. Ben is always available to discuss matters with board members or community members who have questions.
4. Justin points out that \$100,000 was moved from the money market account to a certificate (CD).

Ratify Board Business Since Last Community Meeting – None.

Open Business Items:

1. Board Member Vacancy – Justin notes that there is still a vacancy on the La Estancia board and welcomes any community members interested in serving to contact the current board.
2. Proposed Budget Review 2023 – Justin and Jeff have both reviewed the budget with Ben. Jeff has also re-reviewed the reserve fund study and feels it may be somewhat inflated. He would like to discuss the 2023 budget as well as the reserve fund study with the board at a future date and perhaps adjust some items.
3. Roads and Streets/Concrete Update – Jeff left a sweeper in Kanab for Trent and/or Cody to use. He will call one of them to sweep the road where a recent city water line issue has created a mess. Jeff notes that the concrete contractor did more than was projected and went over the allocated budget. He will be meeting with the contractor in February to walk the community. Jeff will also call Jake Dutton with Kanab City to discuss the water line issues in the community.
4. Phase 3 Model Construction & Amenity in Phase 3 – Jeff states he is scheduled to start 2 homes in Phase 3 when weather conditions permit. He is finalizing bids for a pickleball court in phase 3. He has been in contact with Utah State University regarding a drought-tolerant grass to be planted in that area that uses 40%-50% less water. Both Jeff and USU are excited about working together on that project, and a representative from USU will be meeting with Jeff in February.
5. Vacant Space Options Near Pool – Sean notes that the vacant space area near the pool used to be a playground; however, the old structure became unsafe and was removed. He has previously heard suggestions for bocce ball court or a horseshoe pit to be installed in that area, and he would welcome any other ideas members have regarding the future use of that space.
6. Foster Guidelines Draft/Input – Barbara notes that she is seeking input and would like to draft specific rules or guidelines pertaining to community members who would like to foster animals as a way to encourage fostering. The current CC&Rs include foster animals in the number of pets allowed in the community. Barbara would like to implement something such as an annual form submitted by community members who foster animals to make allowances for fostered animals. The applicants would, if approved, have their situation evaluated and permission granted to foster additional animals above what is currently stated in the CC&Rs. Those who do not hold to the standards outlined by the rules and guidelines would have their permission revoked. Jeff notes that as a board they need to represent the interest of all members of the community when considering these guidelines. The board welcomes comments from the community on this matter.
7. Rules Draft/Input – Justin notes that Barbara has been doing a lot of work on the updated rules draft. The board would welcome any input from members.

Questions From Community Members

The Board answers various questions from members who are in attendance including the outcome of 2022 budget versus actual income and expenses. Ben, who was able to attend the meeting remotely by this time, explains that the income was overstated in the budget due to several lots being converted from declarant lot dues to home dues amounts later than anticipated at the time the budget was prepared. A community member also asks if the 2023 budget will be posted online. Jeff will check with the lawyer regarding this but states in the meantime that any financial reports, including the budget, are available to members from the HOA accountant at any time.

Justin makes a motion to adjourn the meeting at 6:46 PM. The meeting is adjourned.