

April 18, 2024

La Estancia Annual Board Meeting

Attending Board Members

- Justin Christensen, President
- Jeff Peterson, Board Member

Guest Attendees

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

Members Present (in person)

- Steve & Ann McGee
- John Tocco
- Craig Takamiya
- Jim Burzinski
- Steve Barrie
- Bill Westvang
- Colette Murray
- Dave Olson
- Natalie Brannon
- Sherri Anderson
- Juli Bevers
- Charlotte Davis

Members Present (via Zoom)

- Don Clark
- Curtis Anderson
- Pat Felsted
- Pete Edmonson
- Tonya
- Mark Wagstaff
- Paul Tanner
- Mark Groff
- Von & Sara Krebs
- Robyn

Welcome - Justin welcomes everyone in attendance in person and on Zoom and begins the meeting. He notes that Sean and Barbara are excused from the meeting. As there are not enough members in attendance to fulfill the quorum requirements, voting will not take place during this meeting.

Minutes and Financials

1. Approval of previous meeting minutes – Continued.
2. Approval of March/1st Quarter 2024 financials – Continued.
3. Financial Report - Ben gave a report on the HOA finances for 1st quarter. He notes the HOA is slightly under budget even with some unexpected legal expenses. He feels that things are looking within budget norms for the first quarter. All questions on financials are answered.

4. March Report Summary of Accounts – End of quarter bank account balances were presented. No questions.

Ratify Board Business Since Last Community Meeting – None

Open Business Items:

1. Community Update – Justin notes Kris has been busy working on the water wheel. It needs a new float, but progress is being made. Justin states landscaping in the community is on track including turf treatments. He is working on acquiring bids for rock refresh throughout the community, and those areas that need that refresh will be handled as quickly as budget allows. He is happy to report there were minimal repairs necessary to irrigation systems throughout the community after the winter.
2. Roads and Concrete Update – Jeff notes the seal coating performed under warranty by Straight Stripe is scheduled to begin June 10 and run through June 14. More details will follow including a schedule for road closures, etc.
3. Phase 3 Amenity Update – Jeff states things are slowly coming along. The playground area should be installed in the next week or so as well as the rubber mulch for that area. The bocce ball court will also be installed soon. He is hoping for an opening in early May and notes a grand opening gathering would be a great opportunity to get the community together for some fun. There is a question regarding amenity hours, particularly regarding the pickleball court. Ben's office will send out a survey to community members to gather community input.

Regarding the clubhouse, Jeff notes there was a recent issue with an old ballast that caused some smoking that was concerning. He would like to see the fixtures updated to LEDs which will reduce this type of risk. Kris will obtain bids and will present his findings at the next meeting.

4. Proposed Pool Opening Updated – Justin notes the outdoor pool is tentatively scheduled to open on May 1, 2024.
5. Discussion Re: Community Trees/Garkane Easement – Jeff states he was contacted just this afternoon by a concerned community member regarding the removal of trees along lots 1-8. This community member had been contacted by a contractor who stated the trees must be removed to comply with Garkane Electric's policy that states trees cannot be within 12 feet of overhead powerlines. Jeff spoke with the contractor and then ultimately with the CEO of Garkane. Jeff will meet with Garkane's general manager on site on Monday, April 22nd to discuss options. Jeff is confident that most, if not all, of the trees can remain with proper trimming and upkeep. He reports that any action regarding this issue will be taken slowly and deliberately.

Questions From Community Members

The Board heard and discussed concerns and questions from community members in attendance regarding night sky/exterior lighting in the community 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 6:54 PM. The meeting was adjourned at that time.