

**LA ESTANCIA BOARD MEETING
OCTOBER 18, 2023**

ATTENDING BOARD MEMBERS

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

POSSIBLE GUEST ATTENDEES

- Kris Ramsay, Community Management Team
- Ben Beckstead, Community Management Team, HOA finance manager
- Representative from Iron Rock Engineering

WELCOME AND TIME-SENSITIVE AGENDA ITEMS

1. Welcome – Justin

Justin welcomes all. Reminds everyone about the beauty of our area and encourages participation in our new Little Free Library

2. Drainage/flooding performance/response/update - Jeff and Iron Rock Engineering Representative

Richard with Iron Rock joins and is welcomed by the board. Jeff explains the process of flood control and design. The La Estancia community flood control was designed for the 100-year storm standard as required by Kanab City. The storm in October was a 200-500 year storm. New upgrades to the drainage system have been paid for by Jeff. Overall the system performed well for the magnitude of the storm.

MINUTES AND FINANCIALS

1. Approval of Previous Meeting Minutes – Justin makes motion. Jeff seconds. 4 aye's. The motion passes, and the minutes are approved.
2. Approval of 3rd Quarter 2023 Financials- Justin makes motion. Jeff seconds. 4 aye's. The motion passes, and the 3rd quarter financials are approved..
3. Financial Report – Ben speaks on summary of accounts and financial status.
4. September 2023 report summary of accounts
 - Checking account (operations): \$ 32,568.72
 - Money market (reserves): \$ 111,136.48

- Certificate \$ 102,429.10
- Total: \$ 246,134.30

RATIFY BOARD BUSINESS SINCE LAST COMMUNITY MEETING - Justin

Justin makes a motion to approve Connor’s Landscape estimate to clean out debris from drainage bordering the south side of Rainmaker and to remove flood debris from HOA retention pond above Lot 104. Jeff seconds the motion. 4 ayes after discussion. The motion Passes.

Justin makes a motion to close the outdoor pool for the season on Sept 30. Sean seconds the motion. 4 ayes. The motion passes.

Report of North Pool gate malfunction. Kris obtained a bid for repair. Jeff motions to proceed with repair. Sean seconds. 4 ayes. Motions passes.

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OPEN BUSINESS ITEMS:

1. Landscape update – Justin
 - Watching temps and will turn off and winterize systems when appropriate.
 - Beginning fall cleanup the week of Oct 23. Includes pickup of debris, continued weed mitigation, pruning where appropriate, and fall nutrients for appropriate plants and turf. Will continue throughout winter months.

2. Drainage system maintenance and function – Sean & Justin

Sean speaks about the challenge of vital system maintenance vs community concerns and requests. Ultimately after speaking to engineers, the board has found that vital maintenance takes precedence.

The Board has built into the approved 2024 budget to proceed with Connor’s Landscape’s bid to maintain drainage areas as per Connor’s bid, including reduction of growth height at approximates of 12-24” during growing seasons to be monitored and communicated with by an HOA representative. Board requested other bids with no response.

3. Entire community weed mitigation – Justin

We’ve included in our 2024 budget an amount to mitigate weeds throughout the community, meaning spring spraying service for front yards of all pads and estate lots with homes as well as amenities.

Bugsy has given us a bid for this service. Other requests for bids were not returned. The Board has built into the approved 2024 budget to proceed with weed mitigation for the community as described and as bid by Bugsy.

4. Short term rental rules and policies – Justin & Jeff

It has been brought to our attention that some short-term rentals had been acting outside of the rules outlined in the CCR's. As a reminder, items can be found for short term rentals in our CCR's in section 8.28 and 8.19.5 specifically, and generally concerning the community throughout. Justin discusses some of the items found to be mostly in violation.

Jeff explains the challenges the board has for short term rentals. Annual notice needs to be given; our goal is to minimize impact. We need to protect the HOA with a signed contract of the rules. Homeowners must declare to rent annually to the CMT.

Jeff Hogan asks about group stay within one rental. As long as it is one contract it should be fine. Jeff comments about tenant and landlord liability. Ben clarifies how the CMT handles rental violations and communications through the property manager. Ben explains elevation of violation. Ben explains documentation. Ben states 24 short term rentals that we know of.

5. Dark sky discussion/holiday lights – Sean

Sean speaks about a survey for holiday light approved dates. Include parameters for dates and community. Ben speaks about Kanab City ordinances for holiday lighting. Sean asks for community interest.

Jeff Hoggan speaks about runway and decorative lights being possibly outside of night sky parameters.

Jeff P explains the parameters for lights in compliance with night sky parameters including wattage and angle of light shining. Jeff added a dimming kit to the dark sky compliant lights on the Phase 3 model home.

Sean reiterates commitment to dark sky policy. Committed to light down only and speaks to committing as a community to dark sky lighting on all lights. The goal is not to be overly restrictive but to protect our communities. A survey will be prepared and sent out to the community.

6. Review and approve 2024 budget – Ben & Barbara

Ben explains the budget process. How we estimate and compose a budget each year. Ben explains HOA revenue and expenses. Explains years of underfunding of reserve fund. Prior factors lead to reserve fund catch up efforts. Ben explains where this puts us in regard to chipping away at the reserve fund deficit.

Jeff explains the reserve fund deficiency going from 50k+ to less than 14k recently after underfunding and how soon we will catch up. Jeff illustrates inflation rates last year to this year.

Jeff speaks to the issues of estate lot owners, and invites to Barbara to explain.

Barbara explains the history of the lot vs pad issue and how we are debating to try to even the difference in lot vs pad dues, maintenance of shared common spaces and assets as well as perceived services received.

Jeff explains the advantage of total community weed mitigation. Jeff explains the details of shared common space set aside for personal use. Jeff reiterates the challenges and complications and legalities.

Jeff and Barbara explain that we could motion to pass the proposed 2024 budget and amend going forward as the Board would like to continue discussion with community input.

Jeff asks for community feedback for and amendments in the budget.

Anne McGee asks about reserve fund. Jeff explains what it is. Barbara explains the need for reserve fund studies and updating that as we grow as a community.

Jeff explains the strength of our accounting systems. Jeff details the amount of clarity we provide through our accounting systems.

Jeff explains the voting process to Pierre for budget after Pierre questions how the board can vote on a budget without the community seeing the budget.

Barbara explains an appropriate way to give input into future budgets.

Ben offers to give an appointment to anyone who wants to go see specific lines or everything in the budget.

After continued discussion, Barbara makes motion to adopt the 2024 budget as proposed and amended to not include penalties and fees. Justin seconds. The motion passes, and the 2024 budget is approved.

7. Roads update – Jeff

Jeff talks about respray of roads in spring by straight stripe. Jeff talks about city repairs taking place on Mohawk and 2 additional patches that need asphalt. Jeff gives a new timeline. Jeff talks about issues surrounding the city, insurance, etc., and the benefits of keeping a strong relationship with the city for expected damages going forward. Phase 3 has a new system that shouldn't have these water leak issues. City relationships are being maintained.

Justin asks if anyone has any other questions or items to discuss. Nothing is brought forward. Justin motions to adjourn the meeting. Jeff seconds motion. 4 ayes. Motion Passes. Meeting adjourned.