

April 20, 2023

La Estancia Annual Board Meeting

Attending Board Members

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

Guest Attendees

- Ben Beckstead, HOA accountant/Community Management Team

Members Present (In person or via Zoom)

- Kate Kondrak
- Jill & David Fosse
- Bret
- Trent Jackson
- Melissa Harlan
- Dennis
- Steve & Ann McGee
- Pierre Krabbendam
- Natalie Brannon
- Lauren Watson
- Pierre Krabbendam
- Paul Tanner
- Juli Bevers
- Von & Sara Krebs
- Dirk
- Gordon Huntsman
- Curtis & Venice Andersen
- Katherine Van Hagan
- Chrissy Shepherd

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

Welcome - Justin welcomed board members and community members to the meeting. He excused Board Secretary Sean Harlan from the meeting and states Sean was contacted prior to the meeting and gave his vote to Jeff Peterson for the duration of the meeting.

Minutes and Financials

1. Approval of previous meeting minutes – Justin makes a motion to approve the minutes of the January 2023 annual meeting as written. Barbara seconds the motion. All members voted aye. The motion passed, and the minutes are approved.
2. Approval of March 2023 financials – Ben reviews the finances as of the end of the first quarter for the year and feels that they are tracking appropriately. Justin makes a motion to approve the March 2023 financials as presented. Jeff seconds the motion. All members voted aye. The motion passed, and the financials for March 2023 are approved.
3. Financial Report - Ben reviewed the financials in the prior agenda item. Ben notes he is happy to discuss any financial questions or concerns with HOA members.

4. March Report Summary of Accounts – The March financial figures are reviewed. There is discussion regarding researching institutions with a higher interest rate for the money market account as well as splitting up and staggering the amount held in CDs when the current CD matures.

Ratify Board Business Since Last Community Meeting –

1. Approve Pool Resurfacing – Justin makes a motion to move forward with the indoor pool resurfacing work bid from Blue Glass Pool Plastering. Barb seconds the motion. All board members voted aye. The motion passed. The resurfacing work will begin when the outdoor pool is open and available for use.
2. Open Outdoor Pool – Justin makes a motion to approve opening the outdoor pool on May 1, 2023. Barb seconds the motion. All board members voted aye. The motion passed.
3. Community Weed Spraying – Justin makes a motion to approve hiring Buggy's Pest Control to spray the community for weeds. Barb seconds the motion. All board members voted aye. The motion passed.

Open Business Items:

1. Estate Lots – Jeff notes that he has been in contact with members regarding estate lots versus pads in recent weeks. Parcels that are lots and parcels that are pads have always been outlined in the CC&Rs along with a description of each. Some members have reached out with concerns that they pay the same amount for dues but do not receive the benefit of landscaping services. Jeff would like to gather input from members regarding this issue and invites members to contact the board or himself directly.
2. Parking Enforcement – Justin notes that some community members are concerned about nonmembers parking in La Estancia near the local trailheads. Jeff notes he has reached out to the tourism director about updating their literature to provide alternate parking instructions for trailheads located on land near the La Estancia community. Flyers will be printed and available to members who wish to give notice to unauthorized vehicles parked at the trailheads notifying them that parking in La Estancia is prohibited. Jeff and Justin both note that they do not want La Estancia to be known as a community who tows and would like to be good neighbors.
3. Amenities and Features Update – Jeff commends Justin for the great work he has done with the landscaping in the community. Jeff has met with the city twice regarding the damage done by the water main breaks. They will be meeting with engineers next week. The City will need to replace approximately 100 ft of road, repair driveways and landscaping, etc. Jeff hopes to maintain a good working relationship with the City as they go through this process. It should be completed within 60-90 days as the weather and other factors permit.

Jeff has also been in contact with Straight Stripe, the company who recently performed the seal coating work in La Estancia. The representative from their company believes the road prep may not have been as thorough as it should have been, which is causing some of the seal coat to fail. They will send a truck to recoat these areas.

A quote for street sweeping has been obtained at the rate of \$1,300 for sweeping twice a year. It is not in the budget for this year but could be an option moving forward.

Jeff states they plan to break ground on the new amenity in Phase 3 in the next 30 days.

4. Approval of 2023 Budget – Justin makes a motion to approve the 2023 as prepared and previously presented. Jeff seconds the motion. All members voted aye. The motion passed, and the 2023 budget is approved.

Questions From Community Members

The Board answers various questions from members who are in attendance including the new construction hours, community signage, drainage and mud, and dark sky guidelines. Members with additional questions or concerns are encouraged to reach out to the Board or CMT.

Justin makes a motion to adjourn the meeting at 6:58 PM. The meeting is adjourned.