

July 18, 2024

La Estancia Board Meeting

Attending Board Members

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

Guest Attendees

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

Members Present (in person)

- Steve & Ann McGee
- Pierre Krabbendam
- Craig Takamiya
- Charlotte Davis
- Don Clark
- Jill Fosse
- Natalie Brannon
- Bill Westvang
- Jeff & Patti Hoggan

Members Present (via Zoom)

- Dennis Tharp
- Vicki Crofts
- Pat Felsted
- Harper
- Gary O'Brien
- Paul Tanner
- Tisha Digman

**Welcome** - Justin calls the meeting to order and welcomes all in attendance in person and via Zoom.

**Minutes and Financials**

1. Approval of previous meeting minutes – The board has reviewed the minutes from the January 2024 and April 2024 meetings. Jeff makes a motion to approve the minutes from both meetings. Justin seconds the motion. All board members vote aye, and the minutes are approved and will be posted on the La Estancia website.
2. Approval of 2<sup>nd</sup> Quarter 2024 financials – The 2<sup>nd</sup> quarter financials were provided and reviewed by the board prior to the meeting. Jeff makes a motion to approve the 2<sup>nd</sup> quarter financials. Justin seconds the motion. All members vote aye, and the 2<sup>nd</sup> quarter financials were approved.

3. Financial Report - Ben reviews the HOA finances for 2024 including areas where the HOA is currently over and under budget. He believes that overall for the year the HOA finances are in good shape and the reserve fund is building appropriately.
4. June Report Summary of Accounts – End of quarter bank account balances were presented. No questions.

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

-- Justin received a request to make the stairs south of the pool entrance more visible. The board voted and approved painting a caution stripe on the stair noses.

--Trash bins for the clubhouse were requested by members. The board voted and approved this request.

--Justin was contacted regarding a trail race that wishes to use roads in the community for a race in September. The board voted and approved their request. This will impact the community roads for approximately 2-3 hours the day of the race.

--The board received a quote from Connors Landscape to mow the drainages 3x/year. The board voted and approved contracting with Trent to treat the drainage in this manner.

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

1. Community Update – Nothing of note to update.
2. Roads and Concrete Update – Jeff notes the seal coating was performed under warranty by Straight Stripe at no cost to the community.
3. Pool Amenity Trash/Shade – The trash issue has been addressed with cans. It was suggested to the board that the HOA install shade at the outdoor pool. Sean will work on looking into the costs and bids for installation.
4. Community Drainage Areas – Jeff, Trent, and Justin have been discussing the areas throughout the season. Trent felt that the recent rain allowed for conditions to be amenable to mowing without risk of fire danger, and that has been completed. As discussed previously, the HOA will hire Trent (Connors) to mow the drainage 3x/year to maintain them for fire and flood mitigation.
5. Community Trees/Garkane Easement – Jeff worked with Garkane on this issue, and it has been resolved to the satisfaction of both Garkane and the HOA. Jeff notes there was significant pruning to some of the trees, and some replanting is planned for the future.
6. Volunteer Trees Discussion – Justin notes that members of the community have concerns regarding the volunteer trees in the community. The board discusses maintaining the trees versus leaving them alone. The board will get a bid for maintenance and discuss.

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Justin invites Natalie Brannon to present information regarding dark sky compliant lighting and the requirements to remain a dark sky community. She and other members of the community have researched and prepared a list of replacement fixtures that have already been approved for use in the community. Natalie notes that it is important to replace outdoor bulbs and/or fixtures that are not operational promptly as they are the only light source for the community streets.

Justin notes that community member Charlotte Davis has expressed interest in serving on the board. Justin asks if anyone else present would like to be considered for the open seat. There are no other interested parties at this time. Justin makes a motion to approve Charlotte to fill the open board seat. Barbara seconds the motion. All members vote aye, and Charlotte is welcomed to the board.

### **Questions From Community Members**

The Board heard from members on topics including the pickleball court and associated etiquette and liability signage for the phase 3 amenity.

Sean makes a motion to adjourn the meeting at 6:51 PM. The meeting was adjourned at that time.