

July 27, 2023

La Estancia Annual Board Meeting

Attending Board Members

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

Guest Attendees

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

Members Present (via Zoom)

- Bea Redd
- David Fosse
- Bret
- Patti Hoggan
- Mark Wagstaff
- Dennis Tharp
- Bill Westvang
- Pierre Krabbendam
- Natalie Brannon
- Mark
- Jeanne Wagstaff
- Paul Tanner
- Craig & Joni Takamiya
- Von & Sara Krebs
- Brooke & Pete Edmonson
- Gary & Jill Hood
- Curtis & Venice Andersen
- Don Clark
- Juli Bevers

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

Welcome - Justin warmly greeted fellow board members and members of the community participating via Zoom. He noted that Board treasurer Barbara Maxwell would be unable to attend the meeting, and she was excused.

Minutes and Financials

1. Approval of previous meeting minutes – The board had previously seen and reviewed the minutes of the April 2023 meeting. Justin made a motion to approve the minutes of the April 2023 meeting as written. Jeff seconded the motion. All members in attendance voted aye, and the minutes of the April 2023 meeting were approved. The approved minutes will be posted to the La Estancia website.
2. Approval of June 2023 financials – The board had been provided with financial reports for each month in the second quarter prior to the meeting for their review. Jeff made a motion to approve the second quarter financials as presented. Justin seconded the motion. All members voted aye, and the financials ending June 2023 were approved.

3. Financial Report - Ben gave a report on the HOA finances. He stated that income is down slightly from what was projected due to several lot dues being transferred to home dues later in the year than anticipated. As far as expenses are concerned, the HOA is slightly under budget at this point in the year and is tracking well in that regard.
4. June Report Summary of Accounts – The June financial figures were reviewed. There is additional discussion regarding a higher interest-yielding account for the HOA savings. The current CD matures late in 2023, and the Board will continue to discuss future plans for those funds prior to that time.

Ratify Board Business Since Last Community Meeting –

1. Approve adding rock to area in community – Justin noted the board previously discussed adding rock to the area at the corner of Mohawk and El Valle. At that time the board unanimously agreed to add the rock to the area, and that work was completed in July.
2. Dog park interior door repair – Justin commented that the board discussed and approved the repair of the north interior door at the dog park.
3. Indoor pool repairs – Justin stated that work on the indoor pool resurfacing brought other potential repairs and upgrades to their attention, which included painting the walls, fixing cracks, and replacing the bench. The board had discussed and unanimously approved the additional repairs which should be completed this weekend.
4. Free little library – Justin reported that the board has been working with member Natalie Brannon to install a free little library in the community. The board had previously voted to approve this item and will continue to collaborate with Natalie to complete this project soon.

Open Business Items:

1. Mohawk Road Update – Jeff has been working closely with Kanab City regarding the damage in the community caused by a water line leak. The repairs will be done at the City's expense, and they are anxious to get the issue resolved; however, it is not a fast process. Jeff reports the City hopes to have repairs wrapped up by September. At that point all parties involved will discuss any potential additional work that should be done to reach a complete resolution of the issue.
2. Phase 3 Amenity – Jeff indicated that the current plan for the phase 3 amenity includes pickleball and bocce ball, and he has also solicited bids for a putting green. The concrete contractors prefer to pour the pickleball court later in the year when the conditions for curing concrete are better, and they have plans to begin the pouring in late August/early September. Jeff pointed out that some members were concerned about the noise from the pickleball court. He and Justin as well as some members of the community recently conducted some tests using a decibel meter, and they found that the noise pollution from one court would be minimal.

Prospective lot owners near the court will be notified of the potential for noise and asked to sign a disclosure as a preventative measure against future complaints. Jeff also clarified that the court will not have lights and will have posted hours that the community can vote on later.

3. Re-coating of Seal Coat, Spring 2024 – Jeff recently met with the contractor who completed the seal coating in the community in 2022. After evaluating the roads throughout the community, the contractor acknowledged the need to re-seal all roads. This work will be done under warranty. Jeff requested that the contractor put the community first on their schedule for spring 2024.
4. Amenities Update – Justin noted that the indoor pool repairs turned into a bigger project, but the work should be wrapping up soon. Treatments on the dog park lawn continue and seem to be making a difference. There are flyers in the clubhouse for anyone who wishes to have some on hand to place on the windshield of cars parked in the community to access the trailheads. Justin believes they are friendly and neighborly while notifying the recipient that parking on the roads in the community to access trails is prohibited.
5. Landscape Update – Justin communicated that the next wave of plant replacement would begin in late August/early September and if anyone has any plants that need to be on the list to please send those requests to the CMT. Anyone who has already done so is on his list, and those plants will be replaced as the budget allows. He stated that pruning and cleanup work throughout the community is wrapping up, and he thanked Kris Ramsay for all his help with the irrigation systems and water wheel and all the other tasks he helps with throughout the community. Jeff extended his thanks to Justin, Kris, and the CMT for their work in helping the community run smoothly. He reminded community members that board members volunteer their time in service of the community, and he is appreciative of their willingness to do so.

Questions From Community Members

The Board heard and discussed concerns and questions from community members in attendance regarding open space weeds and mowing, noxious weeds, planned trees and other landscaping at the phase 3 amenity, and community security. Members were reminded they can always contact the CMT or board members with any concerns or questions.

Justin put forth a motion to adjourn at 7:09 PM. The meeting was adjourned at that time.