

# Garrett Estates Homeowners Association, Inc

Annual Meeting Minutes  
March 18, 2019

Meeting minutes approved at the  
March 16, 2020 Annual Meeting.

Meeting began at 7:01 pm.

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

Introduction of the Board of Directors:

President: Sheryl Fitzgerald  
Vice President: Larry Kempton  
Board Member: Stephanie Gunter [absent]  
Board Member: Jose Tafoya

Members present: Sheryl & Steve Fitzgerald (3 properties), Larry Kempton (2 properties), Jose Tafoya, Bill Wellborn, Landon Satterfield, Scott Kaufman and Jeff & Lore Peacock. 3 proxies were received. [13 properties were represented]

2018 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished Business

- Discussion on shared irrigation system with Diamond Ridge HOA.
  - There is no agreement in writing
  - Comment that the new president is easy to work with and communicates well
  - Diamond Ridge will notify Sheryl when the system will be on (likely the 2nd week in April)
  - Francisco is cleaning out the mud-trap as needed.

New Business

- Question on large storage container. The owner states that it will be moved when the mud has dried. HPM will contact this owner to set a deadline to have it removed and advise the owner that they will be responsible for any damage that is caused.
- Kenny Ricks has done a great job with the landscaping for the HOA. Motion to continue with Kenny for the 2019 season. M/S/C. None opposed.
- Discussion on the area along 25 Road.
  - The homeowner's property line extends to the road beyond the fenceline. Each homeowner is responsible to keep this area weed free. Homeowners are also responsible to maintain their own fence.
  - HPM will send a reminder to these homeowners to trim the weeds along 25 Road.
  - Question about why past landscapers for the HOA have maintained this area? This is an added expense as well as liability for the HOA as this area belongs to the individual property owners.
- Discussion on fences.
  - The perimeter fences belong to the individual homeowners. Each homeowner is responsible to maintain their own fence.
  - The HOA has stained the fences in the past
  - Comment that the whole HOA needs to stain their fences.

- A committee will be formed to research the cost of materials and the time commitment needed and present this information to the Board for review.
- Main concern is the perimeter area.
- Motion to add \$3,000 to the budget for 2019 to stain the perimeter fence (any extra stain will be used to stain the entrance off F ½ Road and the 25 Road walkways). M/S/C. None opposed.
- Landon, Bill and Jeff volunteered to serve on this committee to research and present a proposal to the Board.
- Question about who to contact for issues within the HOA. Owners can contact HPM who will contact the Board as necessary. There are governing documents and policies that have been put into place. HPM will include a reminder of basic Rules and Regulations with the 2019 Annual Dues statements.

#### 2019 Budget

- Question about the increase in postage. The costs associated with mailings including postage have increased. Suggestion that email addresses could be gathered to save on postage.
- Discussion on increasing the 2019 Annual dues. The Board can increase the dues by 10% without a vote of the homeowners.
- Motion to increase HOA dues by \$20 per year. M/S/C - 3 opposed. Motion carries.
- Motion to approve the 2019 budget with the increase in dues and adding \$3,000 for fence painting. M/S/C - 2 opposed. Motion carries.

#### Nomination and election of Board Members:

- Floor opened for nominations. Non received.
- Current Board Members (Sheryl Fitzgerald, Larry Kempton, Stephanie Gunter [absent] and Jose Tafoya) to remain.
- Motion to retain existing Board Members. M/S/C

The meeting adjourned at 8:23 pm

Minutes taken by  
Elizabeth Marvin  
Heritage Property Management