

# Garrett Estates Homeowners Association, Inc

Annual Meeting Minutes  
March 19, 2018

Meeting minutes were  
approved at the March 18,  
2019 Annual Meeting.

Meeting began at 6:07 pm.

Introduction of Heritage Team:

David Caldwell & Hilary Schwartz

Introduction of the Board of Directors:

President: Craig Hollowell  
Vice President: Sheryl Fitzgerald  
Board Member: Larry Kempton

Members present: Sheryl & Steve Fitzgerald (3 properties), Larry Kempton (2 properties), Stephanie Gunter, Jose Tafoya, Alex & Wilma Graehling. 4 proxies were received--Matt Guccini, Robin Martin, Ryan Mixon & Alena Busovska. [12 properties were represented]

2017 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished Business

- Irrigation pump house
  - Sheryl informed members the new President for Diamond Ridge reached out to her to set up a meeting to discuss the shared irrigation system. The agreement regarding the split of irrigation system costs between Diamond Ridge and Garrett was never signed last year.
    - Cost has been 50/50 but there was never anything in writing.
    - HPM provided Sheryl with a copy of the drafted agreement to take to the meeting.

New Business

- Discussion ensued about ground maintenance in the subdivision.
  - K&L Jobs Done Well [Kenny Ricks] will continue to do the landscape maintenance for 2018.
    - HPM will reach out to Kenny Ricks and obtain an updated contract.
  - Wilma requested a large bush at the corner of F ½ Road and Crossing Street be trimmed due to limited visibility.
    - Members present determined the large bush should be removed for safety concerns and Sheryl stated she would notify Kenny Ricks to do this.
  - Sheryl proposed removing the grass in the water retention pond, along F ½ Road, and replacing it with gravel. The grass in this area does not grow very well, so the gravel idea was thrown out to make the area look nicer, while limiting the amount of water the subdivision has to use. At this time, it is just an idea for the Board and members to consider.
- Discussion ensued on the perimeter fence.
  - Members present acknowledged the fence needs to be re-stained or painted. While the developer put up the fence as a courtesy to homeowners, it is located on

private property. Therefore, homeowners will be responsible for staining their sections and to have a uniform look the color that needs to be used is Cedar Solid Color House and Fence from Bher, which can be found at Home Depot.

- Wilma asked about getting a 'Garrett Estates' sign put on the corner of F ½ Road and Crossing Street. Members present agreed it would look nice and help separate the subdivision from Diamond Ridge. The Board will look into options and see if the Association has the money for it.

#### 2018 Budget

- Discussion regarding Grounds Maintenance line item ensued.
  - Sheryl stated she thought the contracted amount with Kenny Ricks should have been around \$3,500 for the 2017 season, but the actual figures state \$2,870. HPM will look into this to make sure the figures on the budget are correct.
- Discussion ensued on possibly raising the HOA dues by \$10 next year (2019).
  - The Board originally wanted to do that this year, but HPM sent out statements early. HPM received clarification that statements are **NOT** to be sent out until after the Annual Meeting in the future.
- Vote to approve 2018 budget with the stipulation HPM review the actual figure for Ground Maintenance. M/S/C. HPM will post approved budget to website.

#### Nomination and election of Board Members:

- Craig Hollowell stepped down due to selling his home in January 2018, so the Board is in need of a replacement.
- Sheryl Fitzgerald and Larry Kempton are willing to continue serving.
- Stephanie Gunter and Jose Tafoya were nominated.
- Vote to accept the following as Board members for 2018. M/S/C
  - Sheryl Fitzgerald
  - Larry Kempton
  - Stephanie Gunter
  - Jose Tafoya

The meeting adjourned at 7:14 pm

Minutes taken by

Hilary Schwartz

Heritage Property Management