

Meeting Minutes
were approved at the
March 19, 2018
Annual Meeting.

Garrett Estates Homeowners Association, Inc

Annual Meeting Minutes
February 23, 2017

Meeting began at 6:00 pm.

Introduction of Heritage Team:

David Caldwell, Becky Jett

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), Craig Hollowell, Alex Graehling, Dolly Shumway, Bill Welborn. 6 proxies were received-- Weber, Waite (3 properties), Cohea, Busovsky. [14 properties were represented]

2016 Minutes were approved as written. M/S/C. HPM will post on the website.

Old/Unfinished Business

- Irrigation pump house
 - HPM to check with new Diamond Ridge manager to see when this is being cleaned out.
 - 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 to send proposed agreement to BOD for review.

New Business

- K&L Jobs Done Well [Kenny Ricks] will continue to do the landscape maintenance for 2017.
 - Craig H to provide HPM a copy of the contract for the files.
 - Total costs for 2017 should be less than last year as he did a lot of initial clean-up that had been neglected previously.

2017 Budget:

- Discussion regarding Grounds Maintenance line item ensued.
 - Includes mowing detention area, trimming bushes & trees around detention area and along F ½ Rd and 25 Rd along the perimeter of the HOA; weed control of all common areas; complete care for the island inside the neighborhood.
 - See notes under New Business
- Irrigation system line item was addressed
 - This includes repairs to Irrigation system within Garrett
 - HOA maintains main lines; homeowners are responsible for problems on their individual lots.
 - Issues with the pump and pump house are split with Diamond Ridge.

- Irrigation Water shares--Garret has 8 shares and these are totally separate from Diamond Ridge. Each HOA is billed for their respective shares.
- Vote to approve 2017 budget as presented. M/S/C. HPM will post approved budget to website.

Nomination and election of Board Members:

- The 3 current members are willing to continue to serve.
- No other nominations or volunteers were received.
- Vote to accept the following as Board members for 2017. M/S/C
 - Craig Hollowell
 - Sheryl Fitzgerald
 - Larry Kempton

The meeting adjourned at 7:07 pm

Minutes taken by
Becky Jett
Heritage Property Management