

The Estates Homeowners Annual Meeting

Meeting Minutes
November 20, 2019

Opening

The regular meeting of The Estates Homeowners Annual Meeting was called to order at 7:00 pm on November 20, 2019 in the community clubhouse by Chris Waples.

Present

Discussion and Announcements:

1. Board of Directors Election – Chris Waples’s term ends December 31, 2019. DJ turner volunteered to be a candidate for the open Board seat.
2. Additional Board of Director Changes – Dave Norman will be resigning on November 21, 2019. Mark Simpson will serve the remainder of Dave Norman’s term ending December 31, 2020.
3. HomeLink Property Management – The Estates has contracted with HomeLink to manage our neighborhood. In addition to the compliance they have been performing for the Estates, they will handle additional responsibilities including finances, collecting dues, property maintenance, and general property and neighborhood management services. Steve Harrelson from HomeLink was present to answer questions.
4. Committee Reports
 - a. Fitness Room – Minor repairs are planned for the fitness room.
 - b. Landscape – DJ Turner has been serving as primarily lead for this committee. Will need a new volunteer to replace him as he steps onto the board.
 - c. New Neighbors Welcome – Kim Aspley
 - d. Pool – In 2019, The Estates replaced one pump motor, replaced fans under the cabana. Due the higher temperatures, we were able to keep the pool open through October.
 - e. Social – The social committee has done a great job this year and has a solid plan for a series of events for 2020.
 - f. Tennis Courts – The tennis courts are in bad shape and need much work and eventually (if not immediately) will need to be redone. Will continue to explore possible solutions throughout the Winter.
 - g. Web Site – The website is our primary method of communicating with the neighborhood. Only 4 homes have not registered through our website.
5. **Tennis Courts** – The tennis courts have not properly maintained and need significant repair. Three options are proposed:
 - a. Do nothing but continue to save money for total replacement. Will probably see a rapid decay of the courts and will lose the option to fill the cracks.

- b. Fill the cracks and resurface. Hope we can extend life of courts to 10 to 12 years. Will have to keep on top of any new cracks. Cost \$25,000
 - c. Total replacement. Expect a 30-year life. Make sure we keep up with any cracking when it occurs
6. Financial Reports
- a. 2019 Budget – The Estates brought in \$103,858 in income including 101,500 in dues. We plan to put \$10,000 into reserves.
 - b. 2020 Budget – The Estates will collect \$600 in dues with an additional \$200 to fund tennis court repair. We are budgeting \$116,120 in income. We are allocating \$29,000 for the Tennis court fund.
7. Updated Covenants and Guidelines – Two covenant and guideline adjustments were proposed:
- a. Adjust Guideline 7 to indicate that Chain link and plastic fences are prohibited. Also, homeowners should request approval from the architectural committee before installing invisible fences.
 - b. Adjust Guideline 12 to clarify what kind of vehicles (automobiles and passenger trucks) are permitted in driveways.

Election

DJ Turner elected to 2-year term 2020-2021.

Adjournment

Meeting was adjourned at 9:15 pm by Chris Waples.

Minutes submitted by: David Cauble

Approved by: Chris Waples