

## Garrett Estates Homeowner Association

### **Minutes of the 2008 Annual Meeting**

Held Thursday, June 5, 2008 at 662 Crossing Street

#### In Attendance:

Craig Hollowell, Sheryl & S. Fitzgerald, Julie Kaufman, Jeff & Lori Peacock, Verdis Bertram, Sheryl Huebinger and Tracey Heritage.

President Craig Hollowell called the meeting to order at 6:15 pm.

Dick Bell and Ken Neil from Diamond Ridge HOA were in attendance and they gave a presentation about some recent problems with the irrigation system. RE Landscape is no longer working for Diamond Ridge, and instead they have hired Francisco of High Desert Landscaping. The well at the pump house off of Miranda had to be manually cleaned this spring as the mud was too deep and thick. They are planning to put in a new system this fall that will clean the tank and avoid the expense of manually cleaning it out. Garrett Estates will owe ½ of these 2 irrigation system repairs in the amount of \$3,200.00 (our half). Diamond Ridge is also treating the pump house well with Chlorox in an effort to kill the (crustacean) shells that clog the lines.

There were no new volunteers or nominations for the Board of Directors. The current Board was unanimously re-elected.

The minutes from the 2007 annual meeting were approved as submitted.

The proposed budget was reviewed in detail. The budget with basic services depicted a deficit of \$2,900.00. The current reserve is \$3,693.00. The membership present felt that the perimeter fencing needs to be stained, that management should be retained and no other current services could be eliminated. With the unanticipated \$3,200.00 irrigation expense presented by Diamond Ridge, the revised budget as is would use all reserve funds. The membership voted to increase the annual dues to \$200.00 annually to cover projected 2007/2008 expenses without using all of the reserve. The increase was passed unanimously.

Jeff Peacock brought samples of the stain for the fence. The stain is \$ 16.95 per gallon and there is 7,200 square feet of exterior fence. It is estimated we will need 25 to 50 gallons. The only way this can be accomplished is if there are volunteers to help with the application of the stain. Jeff will select dates and Heritage will solicit volunteers.

It was motioned and approved that for this year, any common areas plants, shrubs or trees that die will be removed but not replaced.

Respectfully submitted,

Tracey Heritage, Agent



**Garrett Estates Homeowner Association**

Please help your neighbors!!

We're staining the exterior fence where the irrigation water has it looking awful!

Please call Jeff Peacock at 254-9767.

We're planning for Sunday June 22  
or Sunday, July 15, 2008

If you could help for an hour or two, please let Jeff know so he can definitely schedule it. The more volunteers we can round up, the sooner we'll be done & the sooner the fence will look great again. It's a good way to meet your neighbors, too!!

Thank you.

**Garrett Estates Homeowners Association**

The Board of Directors of your HOA has asked us to compile a database of e-mail addresses for the owners in Garrett Estates. They are hoping to have a quick and easy way to notify you for events in the neighborhood (such as an irrigation water shutdown or notice of a meeting). They would also like your telephone number for emergency use only. If you could return this information with payment of your annual dues, we will prepare the database.

*Thank You!*

Heritage Property Management

\_\_\_\_\_  
Name: \_\_\_\_\_

Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

( ) It is okay to include us in a neighborhood directory available to any Garrett Estates owner.

( ) Please use my information ONLY for notifications and emergencies from the Board of Directors.