

Garrett Estates Homeowner Association

Minutes of the 2009 Annual Meeting

Held Monday, May 11, 2009 at the Goodwill Industries meeting room

In Attendance: Craig Hollowell, Sheryl Fitzgerald, Scott & Julie Kaufman, Jeff & Lori Peacock, Sheryl Huebinger, Alena & Bohumil Buskouska, Donavon Webster and Tracey Heritage.

President Craig Hollowell called the meeting to order at 6:10 pm.

The membership reviewed and approved the minutes of the 2008 annual meeting.

The budget for 2008/2009 was reviewed. Tracey commented that the big expenditure proposed for irrigation system cleaning (by Diamond Ridge) had not produced an invoice to Garrett Estates yet. It was uncertain whether the cleaning had been done and consensus was that it should be done. The invoice might appear as part of the Spring start-up expense and so the budget remains in anticipation of the \$3,000 invoice. Tracey also said Ron Davis was actively working on the Diamond Ridge and Garrett irrigation and was not informed as to what happened to the plan (of Diamond Ridge) to use High Desert Landscaping.

Jeff suggested Ron Davis be approached to prepare an outline of the irrigation system as built in Garrett for reference in the event of a break or other concern. Tracey will attempt to get one from Ron after the irrigation start-up season slows down.

The grounds maintenance service was questioned. While the mowing is being done regularly and in good fashion, the membership thought Garrett was in need of more attention. Sheryl noted that she has been doing most of the perimeter trimming and cleaning and had not done it this Spring. The membership solicited a committee to prepare landscape specs to put out to bid for the subdivision. Jeff, Donavon and Scott offered to be on this team. Tracey will send Jeff some sample landscaping requests for bids from other associations. They will prepare the specs and the Heritage office will solicit bids for the Board's review and approval.

There was discussion as to what to place at the perimeter fences for appeal and longevity. The lilacs were considered too large. Tracey was asked to find out what City requirements must be met to determine how many or what shrubs Garrett might start replacing the dead/dying plants. It was decided that the grounds, irrigation system and maintenance of existing plants would be the priority and a plan for renovation of the perimeter determined next season.

The fence staining was completed last summer. Money was left in the budget for any touch up or recoat that may be needed.

The 2009/2010 Budget was approved as presented.

Sheryl Huebinger volunteered to serve on the Board, and Tracey will review whether a non-owner may serve. She is representing the Owner at 658 Crossing by permanent proxy. There were no other volunteers or nominations for the Board of Directors. The current Board was unanimously re-elected.

Among other items of discussion, speeding cars were cited as an on-going problem. Members are encouraged to call the police, especially with a license plate number.

There being no further business, the meeting was adjourned at 6:55 pm.

Respectfully submitted,
Tracey Heritage, Agent