

Estates at Tanoan HOA Board Meeting

February 17, 2025

In attendance: Darrell, Don, Kathy, Tien, Nishant, Lucy, Jenny, Kim

- 1.) Approved minutes from previous meeting
- 2.) The ACC reported on home renovation plans
 - Renderings of proposed changes to the front of the house were provided and reviewed
 - Choice of stucco and trim colors approved
 - Plan to convert two single garage bay doors to one large bay; physical changes were approved by the board
 - Any structural changes must be approved by City inspectors
 - Approval contingent upon completion of Phase 1 renovations
 - Planting of an appropriate and approved tree in the common area needs to be completed
 - Based upon a prior precedence, the Board approved \$100 towards the purchase of the tree
- 3.) Budget Review and Approval
 - 2024 financial review nearly complete; Kim, Darrell and Kathy working to sort out a few discrepancies from budget
 - Security costs were less than budgeted due to reduction in weekend patrols
 - Costs associated with delinquent account
 - For 2025 Board agreed to add (up to) \$500 to the budget to host Annual HOA Meeting at a location to-be-determined (TCC, Cherry Hills Library, Holiday Park Community Center, etc.) – hope is to boost attendance of residents
 - Plan for a Tuesday in mid-September around 6:30pm
- 4.) Fiber Optic Installation in Neighborhood
 - Ezee Fiber and the City understand that potential providers must have approval of the Board to commence any work in the neighborhood
 - Meeting on Monday, February 24th with City, Ezee Fiber and the HOA's of Tanoan East and Estates at Tanoan
 - Topics to discuss include:
 1. Routing map – it is crucial that neighborhood flood control not be impacted, as well as sewer, electrical, gas, etc.
 2. Want **local** contact numbers for any issues that arise; how are emergencies handled?
 3. Need more information on the process of cable installation
 4. Details on how fiber is run from the main line to the home – FTTH
 - Do they provide modem, router, etc. to achieve their quoted speeds?
 5. Restoration of properties – Board has the responsibility to ensure that the appearance of homes is maintained (no unapproved changes)

6. Installation of external equipment and conduit on homes is subject to Board approval
 7. White slump block availability – fiber companies need to understand the situation of very limited availability, along with the requirement to use white slump blocks for any repairs that could be needed
 - Response to email to all residents was quite low; only ~15 responses
- 5.) Delinquent Dues – decision was made to amend lien to include 2025 fees
- 6.) Any effort to identify a new attorney was tabled until more of a need arises
- 7.) Election of Directors
- One Director position (Don's) will be up for election at the next annual meeting – notice will be sent out to residents with the annual correspondence

Respectfully submitted,

Jenny Brewster

Secretary