

The Estates at Tanoan Homeowners' Association (In-Person) Board Meeting

March 4th, 2023

In attendance: Darrell, Don, Jenny, Kathy, Tien

Absent: Chris, Lucy

Discussion Topics

Dues: There were more late dues payments this year than is typical. No clear cause, but this increases time and effort required of our Business Manager.

Action Item: The Treasurer will make one last courtesy call to the one resident that has not yet paid their dues. If not received by March 16th, the matter will be escalated to the HOA attorney.

Action Item: For 2024, the dues notice will have more concrete language such as a "due date" and "delinquent after date." In December/January HOA President will send out a couple reminders via TxtAlert.

Annual Meeting: A date was selected for our Annual HOA Meeting: *April 23, 2023 @ 3PM* in the cul-de-sac at the end of City Lights Drive.

At this meeting we should inform/remind our neighbors how the HOA Board is formed. If we are to re-start the Architectural Control Committee, this would be a good time to ask for volunteers, and explain that the ACC is a good starting point for those interested in becoming a Board Member.

All three of our Directors are < 2 years in their positions. We agreed to hold elections for new Directors in 2024. This should also be announced at the Annual Meeting.

Action Item: The HOA will send special invitations to all residents of < than 3 years; give them an over-view of what the HOA does, and to encourage them to join their neighbors at the Annual Meeting.

Action Item: Send TxtAlert reminder for the Annual Meeting date and time

Traffic Sign Compliance: There are too many drivers not coming to a full stop at our stop signs. The most frequently disregarded signs seem to be the one coming into the neighborhood from Eubank, and the one on the west end of Morning Star Drive. It is a safety issue, but the board members had no concrete ideas how to enact real change. Speeding is also a common issue observed in the neighborhood.

Action Item: The HOA will send TxtAlert reminders regarding obeying stop signs, speed limits; general safety issues for the neighborhood.

Landscaping:

- 1.) Common Area: There are multiple sections in the common area that are in need of attention. Improvements would require repair or replacement of sprinkler heads to ensure proper water coverage, then re-seeding. Re-seeding requires additional water for successful first growth.

Xeriscaping was suggested. Perhaps only in problem areas for now, with a long, gradual transition to more xeriscaping as both water restrictions and costs increase.

- 2.) Neighborhood Entrance: A Board Member brought a request to have a line item in next years budget to make some beautification improvements to the neighborhood entrance. Specifically, the area along Eubank, north of the entrance. There were once trees along there, but they were removed. The neighborhood irrigation system does not extend very far north; perhaps it could be extended.

Action Item: Landscaping will be a topic for the Annual Meeting; request neighborhood ideas and input.

Action Item: HOA President will discuss the problem areas identified during the board meeting with the new owners of the landscaping company so that he can get an idea of the cost of repairs/improvements.

Respectfully Submitted,

Jenny Brewster

Jenny Brewster
Secretary