

The Estates at Tanoan Board Meeting

October 17, 2024

Members present: Directors: Nishant Patel, Tien Nguyen
Officers: Darrell Spreen, Lucy Barabe, Jenny Brewster,
Kathy Darwin (via Zoom)
Business Manager: Kim Elliott

Financial Topics:

Need for a new Landscape maintenance company. The previous company closed their business on October 2, 2024. The Board submitted requests to 6 landscape companies; only two responded; just one sent a proposal with a quote -- Integrity Maintenance Landscape Services. The quote is ~ 40% higher than the previous company. The quality of the company's work is known.

- The Board approved the proposal and bid from Integrity Maintenance Landscape Services.

The annual HOA insurance will increase by \$100 in 2025. A suggestion was made to check rates with other insurance companies for comparison.

For 2024 there were \$230 in unbudgeted attorney fees.

Security service rates will increase \$3.22/patrol period which adds \$210/month. To offset these additional costs, it was proposed to reduce Friday and Saturday patrols from 3 to 2. Patrol durations are to be 40 minutes on site between 11pm and 5am.

- The Board approved this cost saving measure to take effect after the first of the year

The HOA treasury is projected to be ~\$30k by the end of 2025 without a dues increase, an amount that is considered by the treasurer to be an adequate reserve.

- The Board agreed to keep 2025 dues the same as the 2024 dues, despite the known and expected increases in operating costs.
- The Board approved February 1st for the new due date for the annual maintenance fee in 2025, with the intent to avoid adding to end-of-year expenses for many residents. Dues paid after February 11th will incur a late fee.
- A motion was made and seconded to increase the late fee for delinquent dues from \$100 to \$200. Efforts to collect delinquent dues payments have imposed a significant increased workload on the business manager.

Requests for external modification to homes:

Two requests have been received for modifications. In one case, Board members have received a number of options from the architect which have been reviewed over the past several weeks. The options have recently changed significantly, with the final option stated to be a conversion with no visible external features.

- The president will communicate the Board's decision to the homeowner and the architect through a letter from the business manager.
- The second request for a stucco color change was presented at the meeting with color samples and representative facade views. The request was approved.

The Board has received 2 informal inquiries about solar installations. A brief discussion followed. The covenants permit solar installations, though several requirements must be met with respect to design and visibility. The State Attorney General has ruled that such requirements are permitted for HOAs. The required Solar Rights documents must also be obtained from the HOA and signed by the requesting parties.

Request at Annual Meeting to re-visit Xeriscaping Options:

Residents requested a review of covenants requiring grass in front yards.

A discussion centered around 3 main points:

1) The Covenants were amended in 1996 (the third amendment) to comply with the City's decision to limit the amount of grass which can be required in front yards (a reduction from 60% to 20% coverage).

2) Decisions following a prior meeting of all residents of The Estates at Tanoan Homeowners' Association in 2010 permitted drought tolerant grasses, such as buffalo grass, to be used. That information has been posted on the HOA website since 2010. Xeric garden areas were also permitted, providing plantings in the garden areas were approved.

3) It was noted that only a few residents have taken advantage of these changes though there are xeric plantings in both the Association common areas and also in the front yards of private properties.

- The Board concluded that the current covenants offer adequate options for residents and maintain the beauty of our neighborhood. Individual requests for landscaping modifications will continue to be evaluated when received.

PNM Proposed New Substation

No additional information is yet available. Darrell and Nishant plan to attend PNM's Open House on 11/16 at the Holiday Park Community Center. Residents whose homes back to San Antonio have been notified by the HOA Board and PNM; PNM has volunteered to meet with them. All residents are welcome to attend the Open House. There is also a meeting on 11/19 @ 8pm at the CNM Workforce Training Center.

Respectfully submitted,

Jenny Brewster

Secretary, The Estates at Tanoan Homeowners' Association, Inc.