

Garrett Estates Homeowner Association

Minutes of the 2012 Annual Meeting

The Garrett Estates HOA meeting was held on March 7, 2012 at the Goodwill Industries Meeting Room. Sheryl Fitzgerald, Vice President, called the meeting to order at 6:30 P.M. A quorum was established with 6 present and 5 by proxy.

Minutes: A motion was made, seconded and approved to accept the 2011 HOA minutes as presented.

Budget: After discussion a motion was made to accept the proposed budget and retain current \$220 annual dues for the following fiscal year..
The proposed budget for June 2012 to May 2013 was approved by acclamation.

New Business: Sludge needs to be cleaned out of the retaining container by the pump house. Diamond Ridge hired High Desert Landscaping to take care of it January of 2012.

There was discussion concerning HOA dues and a late fees. The homeowners approved a motion that a late fee of \$10 each month will be assessed starting June 2 of the year dues become due. Letters were already sent out this year and in the future the letters of assessment will go out soon after the annual Homeowners meeting.

Motion made and seconded to send a letter of Intent to Lien at two (2) months (August 1) and a Lien at three (3) months (September 1) will be put out as well as a collection agency hired. Motion approved.

Thus, Heritage Property Management will send an Intent to Lien August 1 (which is two months after the due date.) A Lien will be filed 30 days later if a payment plan is not put in place. Information will be sent to Collections agency as well.

Homeowners who are a year or more behind in paying their dues as of this date:
Kelly, Robyn
Parker, Stephen & Maronica
Rowin, Roger

Heritage Property Management will post at entrances and on the mail boxes when the irrigation is to be turned on.

Owners need to inspect and maintain the perimeter fence and by keeping it nailed up and protect it from damage from over-watering, thus rotting the fence posts, and other abuse. .

The fence along 25 Road appears to be fine. The fence along F-1/2 Rd needs to be painted by the HOA. This item will be tabled this year and revisited again next year.

Nominations of Officers:

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

Craig Hollowell, President
Sheryl Fitzgerald, Vice President

Sheryl doesn't live in the HOA. She expressed her concern that the HOA needs a board member who lives in the HOA. Please call Heritage Property Management to offer your assistance. (243-3186)

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Debi Caldwell,
Agent of Heritage Property Management
243-3186