

Minutes were
approved as written at
2016 Annual Meeting.
2/18/16

Garrett Homeowners Association, Inc

Annual Meeting February 26, 2015

Meeting began at 6:35 pm

Introduction of the Board:

President: Craig Hollowell - absent

Vice President: Sheryl Fitzgerald

Introduction of the Heritage Management Team:

David & Debi Caldwell, Katherine Gordon

2014 Annual Minutes Approved

2015 Proposed Budget Discussed:

A motion was made and approved to move Annual Dues to June 1. Discussion ensued as to whether to add to the slush fund, upgrade common areas or to lower dues. No increase in dues was approved. No decision was made in regards to up-grades or to add to the slush fund. 2015 Budget was approved.

Old Business:

Whether or not, and how to update the Governing Documents was discussed. In 2007 a vote was taken to alter the Quorum, but it was not recorded at the County Recorder's Office. It was requested that further research be done on the issue.

New Business:

Concerns over the cost to clean the cistern/sump pump were discussed. Members were told the cost was \$3000 and felt this was excessive and could be accomplished for much less. Heritage stated they had a Professional truck company that would give a free estimate for the next clean out. There were other concerns that the new pumps were not set up properly to manufacture's spec's, several members requested that Heritage contact Diamond Ridge to re-plumb to such, if not there is concern of rapid degradation. It was suggested to get a written agreement on the pump-maintenance between the two HOA's.

It was suggested that several shabby trees and bushes be replaced, no decision was made to do so. A homeowner has been painting his fence an obnoxious color, other fences are in need of repair, members to report addresses to Heritage for follow through. Sidewalks were discussed between Hays and F1/2 Rd on 25 Rd. A petition was brought up, a price of \$1.16 per sq ft or \$5 per linear ft was suggested as a possibility. Xeriscaping was

suggested as an attractive alternative under a mound of trees, soil needs to be added to this mound in the mean time.

There were no new nominations for the Board

The meeting adjourned at 8:03 pm.

Minutes taken by
Katherine Gordon
Heritage Property Management