

**Garfield Estates HOA  
Annual Meeting Minutes  
April 13, 2023**

The meeting was called to order at 5:47 PM by Rob Thurman. Rob introduced the Board of Directors: John-Secretary, Carl-Irrigation & Landscape & Alicia with Lighthouse Management.

The first item on the agenda was the question about irrigation. Carl stated that the main gate was open, but the canal was not filled up yet, so it could be a few more days before anyone gets irrigation water.

Rob brought up that a letter was sent out to all the owners to let everyone know who all the new Board members were and to make sure that everyone was caught up with HOA information. They also wanted to bring forth the Board of Director's vision for the upcoming year. Contact information for the Board members was also sent out.

The annual assessment was discussed. The Board is proposing an increase of 10% as 100% of the money was spent last year. A shoutout was given to Denise & Carl for volunteering so much of their time in the subdivision. With the increase of dues, it was brought look into hiring a third party person to help with Irrigation and any repairs and/or breaks etc. The Board of Directors has been performing a lot of the irrigation duties to save the HOA money, but it is going to come to a point where they will be unable to do the work themselves and will have to hire out even for small jobs. The Board is always looking for volunteers to help with projects.

Rob asked if there were any objections to the proposed budget. None of the owners were opposed and the 2023 budget was approved.

Rob brought up the need for two more board members and asked for volunteers, but no one volunteered. They talked about people stepping up to volunteer or they would have to pay someone to do the work for the HOA. Those costs could be significant and would be reflected as future increases in the annual assessments.

The Board plans to stay in communication and update the owners as events occur. It was brought up that they were behind on some projects and that they would like to have another meeting in the fall to update the owners on HOA matters and where the budget is at. They also mentioned again that the Board's contact information was sent out and that owners are welcome to contact them if they have any questions or concerns. Owners are also welcome to contact Lighthouse Management.

Lucas suggested having a "garden day". He thought it would be a good idea if all the owners got together for a half day to help clean up, pull weeds etc. to help maintain the common areas. The owners agreed that it was a good idea.

Denise brought up the easement issue. Rob stated that it is supposed to be a 20-foot easement, but a previous Board member allowed owners to install fences on the easement. He stated that

they took the liberty upon themselves to put up fences that did not abide by the easement. It was brought up that in the future if there are ever any issues that arise (water damage, etc.) that it is technically a common area and that those fences and patios would have to be torn up for any/all repairs to be made. They stated that since they violated the easement rules, the cost of the repairs would be at the owner's expense. The Board also stated that they would follow up on this, but as of now, it has not been a problem.

An owner brought up that the next time there is an irrigation break or issue they should consider bringing on an irrigation company/consultant, so that it is fixed properly & correctly. The initial system that was put in was not a good system. The owners also discussed doing some things to the current system to help so there would be no future issues such as better connections to the pipes. The Board does have a list of things that they can do to help make some corrections to the system, but it takes time and money to do those things.

Rob then adjourned the meeting at 6:31 PM.