

ECTA Homeowners Meeting

October 17th, 2023

The ECTA Homeowners meeting was called to order by Shelley Hutchins at 6:30 PM. As a first order of business, Shelley introduced the new ECTA board member, Paul Sandholm and shared that Gary Steenblock has resigned from the board. Shelley also introduced the new residents since the last meeting: Paul and Jan Johnson.

Tracy Jackson introduced Brad Battani from Farmers Insurance Group. That is our current association policy carrier. Brad shared an overview of our current policy and the coverage we have in force. He provided a copy of the overview of our policy as well. Brad made a very good suggestion of obtaining Loss Assessment coverage on your personal homeowners coverage to assist in the possibility of having a loss incurred on your property that is not covered through the current associations coverage. This could assist in covering a deductible that must be paid should we have a loss due to storms, etc. This is something that you personally should discuss with your current carrier and we recommend that you consider this coverage.

Treasurer, Tracy Jackson, reviewed the financials through the third quarter and indicated that we are beginning to dip into our savings to cover our regular operating expenses. We have a thoughtful and detailed forecast for the replacement of roofs, painting and known costs. We are seeing more repair work due to the age of our units. We put forth a vote for the HOA dues to increase \$20 to a total of \$240.00 per month. If you have not turned in your ballot, please do so by October, 24th. You may drop it off to Shelley at 1005 Eagle Creek Blvd. We will then tally the votes and communicate the results. This would be effective 1-1-2024 if passed.

Shelley then shared the current state of our lawns and the multiple issues we continue to face throughout year three of the drought. We are working closely with our vendors to look at the best options. We are asking them to

de-thatch the lawns that have received the most damage. In the spring we will then aerate and seed. If we do not receive rain, then we will ask that everyone assist in attempting to water the lawns. We are really hoping for a wet spring that will allow our lawns to look much better.

Paul Sandholm then shared a handout around additional research with our current irrigation system and the potential cost associated with hooking this back up and utilizing city water. This was for informational purposes and we would like to get a committee together if you are interested in this topic. Please reach out to Paul at BoardECTA@gmail.com if you would like to assist in researching this further. Paul provided estimates that break down to an installment cost of \$55,500 and an ongoing cost of \$44.00 per unit per month to run the system and pay for the water. Again, this is all estimates as we explore the possibilities. We will update all of you if indeed it's researched further.

The meeting was adjourned at 7:50 PM.

It takes all of us to make this a beautiful place to live. We want to thank many of you who take extra time out of your day to help/volunteer in maintaining the lawns, ponds and flowers. It not only keeps costs down, but it helps maintain the beauty overall. It does not go unnoticed. Thank you again!

Thank you all for your attendance, your ECTA Board.