

June 6, 2021

Garfield Estates HOA
2021 Annual Meeting Minutes

ACTION ITEMS:

- Quorum established—see attached attendance sheet
- 2021 HOA budget approved as presented to those present. Please see 2021 Budget attachment
- HOA yearly dues will be increased for next year, 2022, by at least 10%
- • The HOA members discussed and approved a Capital Reserve Fee. Starting June 7, 2021, each home sold in the subdivision will pay 0.5% of the sales price to the HOA at time of closing. The funds will be deposited into the Garfield Estates HOA Reserve Fund. The Garfield Estates HOA Reserve Fund will be established in an account at Alpine Bank, and funded with proceeds from sale of first home (after June 7, 2021).
- Jason will purchase a pad lock to be placed on the gate between canal road and the RV parking area.
- Carl Hurst and Mike Frick were elected to serve on the Board of Directors.
- A work day will be scheduled later this fall to make repairs to the retention pond. Members will be encouraged to volunteer to help repair the recent vandalism.
- There was lengthy discussion among members in regards to maintenance of the common grounds. Hiring a landscape company to do routine maintenance vs. continuing with the current work done by volunteers. For now, volunteers will continue doing the routine maintenance of the common grounds.

Submitted by:
Patti Ackley
Garfield Estates HOA Treasurer