

*Minutes of the 2013 Annual Meeting of the Members of
Evans Ranch Home Owners Association, Inc.*

Saturday October 26, 2013

Board members present – Leonard Lawrence, Wendy Crutchfield, Brian Kolodziej and Don Kane

Meeting was called to order by President Leonard Lawrence at 3:16pm at the Encino Park Community Center. Wendy Crutchfield read the minutes from last year's annual meeting. There was a motion by Leonard Lawrence to approve these minutes and seconded by Don Kane.

The first order of business was to introduce our new management company Wildwood Management Group. Cindi Sokoloff and Debbie Miller provided their philosophy of providing customized, one on one and local support. The next order of business was to elect three new board members. Each candidate provided up to a two minute overview of their background and reason for running for a board seat. Ballots and proxies were counted by Cindi Sokoloff and the results were presented. Kevin Manion, Pete Hottenstein and Danny Zimmerman were elected for board membership, Leonard Lawrence moved the nominations be closed and it was seconded by David Schafer.

Covenants Committee – Covenants is the only mandatory committee in the Bylaws of Evans Ranch. Don Kane provided the responsibilities of this committee and the standards for which we must adhere. A homeowner asked about standards that we enforce on lawn care for each member owner. The board asked that all suggestions be given to the Chair of the Covenants Committee for consideration and adoption.

Communication Committee – Lynn Wilson suggested anyone who has further interest to a community email reply the person who originated the communication instead of replying to her. She will also be emailing all residents the new directory within the next two months.

Landscaping Committee – On December 12, 2012 Susilyn Manion replaced the oaks inside the entrance gate with Texas Laurels. Also, two more planters were added and a Mediterranean Palm was planted in one of the planters to balance the existing Mediterranean Palm. In December 2013 she is planning to add electrical outlets on the inside of the gate in order to; 1) Replace the battery operated sprinkler system to a more efficient electrical system, and 2) Install landscape lighting to all 8 planters to enhance the look and increase lighting for safety.

Long Range Planning – Don Kane described the purpose of the LRP committee and its focus on items that cost more than \$1,000. ER has four major assets which include:

- a) the storm water retention basin, chain link fence, flume for water outlet – status is good, last 25 years
- b) front gate, short side walls & pedestal – status is good, last 10-15 years and cost \$38k for full replacement
- c) play ground – status is good, full replacement is \$30k
- d) pavement on all streets – continued crack repair \$5k over next 3yrs; sealant needed around 2016 to cost \$60k

Safety Committee – Brian Kolodziej reported our intention to stop using off-duty SAPD officers which costs \$20,000 annually. We have purchased a camera system and will review bids to monitor the footage when needed. The board will have a crosswalk painted on the street at the park. Brian also suggested we use temporary key codes at the gate for events that will expire once the event is over.

Social Committee – Nothing reported

Financial Committee – Cindi Sokoloff presented financial reports. She indicated the association was well managed and saw no red flags after reviewing our financial documents. We are currently under budget by \$16, 096. The HOA annual dues will be raised for 2013 to \$625 primarily due to deficit that exists in our Replacement for Reserves fund.

New Business – Homeowners were encouraged to get involved with a committee and help keep Evans Ranch a great community.

A motion was made by Leonard Lawrence to adjourn the meeting and Don Kane seconded the motion. The meeting was adjourned at 4:49pm, October 26, 2013.

Wendy Crutchfield, Board Member

