

## ESTATES AT GAINNEY RANCH – BOARD MEETING

THURSDAY DECEMBER 4, 2025

2:00 PM at Barry Talley's House

**Attending:** Barry Talley, President, Bob Wilson (Acting Sect'y), Kevin McCord and Doug Dewar. **Absent:** Ellie Bogart.

### ITEMS FOR DISCUSSION:

- A. Agreed to Accept the proposed new date for The Estates Annual meeting at the Estates Club – Monday March 30<sup>th</sup> at 5:00 PM. There was some confusion as to the new date, but it was confirmed with Vanessa Hatcher in the GRCA office.
- B. **2026 ESTATES BUDGET:** Sandi Driml, GRCA Controller, provided the Board with a draft budget for the new year. After discussion, it was agreed to unanimously approve the proposed budget as submitted, which projects a \$4,502.00 increase to our Reserves at year-end 2026, to \$55,188.02. Barry Talley agreed to forward the Estate Board approval to Sandi.
- C. Reviewed and discussed Deb Teitelbaum's proposed changes to The Estates Architectural Guidelines, current rule on artificial turf. After discussion it was unanimously agreed to adopt the changes, and follow the GRCA guidelines, which are more general and updated based on new turf products.  
**B. Talley to forward approval to GRCA with amended language for Estates Architectural Guidelines (per D Teitelbaum email of Nov. 17<sup>th</sup> 2025).**
- D. Unsightly Property Issue: K McCord proposed that The HOA request that Sheryl Weissmann direct the owners of #18 to tidy up a ripped shade in a front window, trim the palm trees and trees/shrubs that are encroaching on sideway. Kevin provided pictures which will be forwarded to Sheryl. Kevin will prepare a draft message + photos for transmission by Barry to Sheryl.
- E. We discussed the matter of holiday deli-trays or similar, for GRCA Maintenance and Administrative staff. The matter was approved, and R Wilson agreed to follow up.
- F. Social Committee: The matter of getting all of the Estates homeowners together for a Social Meet + Greet has not met with any success. Kevin and Deb have discussed the matter, and it was agreed that they would reach out to Renee Greenspon to chair a Social Committee to set up a party in early March.

**G. Board Members:** Barry mentioned his preference to no longer stand for election for the Estates HOA Board. It was noted that the Rota System for a rotating President would be continued, and we needed to look for new blood on the board. Two new residents were mentioned as likely candidates. It was agreed that Bob + Kevin would reach out and a general email to all owners will be sent out prior to the ESTATES ANNUAL MEETING next year. It was noted that the Presidential position will rotate to Ellie Bogart Jan 1<sup>st</sup> – thru March 31<sup>st</sup>. Bob Wilson will follow, for the next 3 months. The new Board will agree on a rotation thereafter.

The Board members thanked Barry for the great cookies! The meeting adjourned at 3:30 PM.

Submitted: R.S. Wilson, acting Secretary.