

ESTATES AT GAINNEY RANCH – BOARD MEETING

THURSDAY March 12, 2026

9:00 AM at Bob Wilson's House

Attending: Bob Wilson, President, Kevin McCord, VP and Doug Dewar, Treasurer.

ITEMS FOR DISCUSSION:

- A. Discussed new date for The Estates Annual meeting at the Estates Club – Monday March 30th at 5:00 PM. Primary matter for discussion today was to review 2025 issues, for discussion at the annual meeting. Primary concern was apathy as there has been little community interaction nor interest in Satellite HOA matters.
- B. **2026 ESTATES BUDGET:** Sandi Driml, GRCA Controller, provided the Board with a draft budget for the new year, which was unanimously approved at the board's December meeting. We projected a \$4,502.00 increase to our Reserves at year-end 2026, to \$55,188.02.
- C. The Board noted that Deb Teitelbaum has been discussing an update and reorganization of The Estates web page on the GRCA website. Vanessa is working with Deb to get the updates and organization of the site completed.
- D. Unsightly Property Issue: Sheryl Wiessman followed up (after prompting) and the matter has been satisfactorily dealt with – the trees/shrubs have been trimmed and the damaged shade appears to have been dealt with.
- E. Board Composition: Bob Wilson discussed his meeting with Julia Holland regarding the lack of interest in prospective candidates to fill the two open Board positions. The CC&R's permit the Satellite boards to be composed of as few as three members, which will be necessary for calendar year 2026. Barry Talley and Ellie Bogart resigned and the board contacted likely candidates, to no avail. As a result, the sitting Board members agreed to stand for re-election. The Board will rotate the Presidency, as follows: Bob Wilson will serve a six-month term (11/1/25 to 4/30/26); Doug Dewar from 5/1/26 to 10/31/26; and Kevin McCord from 11/1/26 to 4/30/27.
- F. Annual Meeting items: Bob Wilson will conduct the meeting and discuss year in review, home sales and architectural improvement activities. Kevin McCord will discuss Estates improvements, capital projects, and Doug Dewar will answer questions about the financials with Sandi Driml, who will present the overall financials.

The meeting was adjourned at 10:30 AM.

Submitted: R.S. Wilson, acting Secretary.