

Juniper Ridge Homeowners Association

2019 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: Feb 7th, 2019

Location: McFarland Public Library

Meeting Called by: Juniper Ridge HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Shandar Hoagland

Attendees: (Please see sign in sheet)

A) Roll Call;

Obtained via Sign in Sheet

B) Reading of Minutes of the last meeting;

The 2018 minutes were provided and approved.

C) Consideration of communications;

Shandar presented the original copy of the letter that was mailed to all homeowners.

D) Resignations and elections;

None currently. The HOA will be conveyed to the homeowners once the neighborhood is 100% complete.

E) Reports of officers and employees;

Currently we have 15 homes that are past due. This is a very low number for this time of year. Late letters will go out once Shandar returns from Maternity Leave in May.

F) Reports of Committee;

None currently.

G) Unfinished Business;

Owners would still like to see pet waste stations installed along the paths.

We will reach out to the Village again about this. When we have done so in the past, we have not received a response. Since the out-lots along the path are owned by the Village of McFarland, we need permission from them to install anything.

H) Original Resolutions and New Business;

Open forum for questions/concerns

Q. Can the irrigation fence along the out-lots come down?

A. Yes, we will reach out to Veridian about removing these.

Q. the snow removal vendor has been driving through lawns to access the path. They are also using a pickup truck to clear the path. Is this acceptable?

A. No, they should not be doing this at all. I will reach out to them about these issues. If you have damage in the spring, please reach out directly and I will request that they come and repair your grass.

Q. Can we request that the snow removal vendor use less salt?

A. we will discuss with them how they distribute the salt. It is a liability issue, so we want them to use some salt. But they should not be throwing it in clumps on the path, it is causing damage to the grass. They will be responsible to repair any damage in the spring.

Q. Can we ice skate on the pond in the winter?

A. This would be done at your own risk. I would not recommend doing so.

Q. What can we do about mosquitos? There seems to be an excessive number of mosquitos in the neighborhood.

A. There really is not much that can be done. With the stormwater ponds in the neighborhood, it will be difficult to reduce the number of them. We could look in to adding minnows to the ponds. I am unsure if it will mess with the eco system in the ponds, but we can investigate it.

Q. There is water that pools by the CBU, what can we do about this?

A. We will have our maintenance team investigate to see how to resolve the problem.

Financial Spread Sheet

A spreadsheet with the 2018 financials vs the budget were provided and reviewed. After all 2018 expenses were paid, there was a surplus of \$6,061.50

I. **Adjournment.**

Since there were no additional questions, the meeting was adjourned at 6:50 pm.

PLEASE NOTE: Meeting attendance will be limited to owners of Lots;
guests are not invited to attend the meeting.

Please visit the neighborhood NextDoor page as well as the Juniper Ridge FaceBook page.

**Any external structure needs to be approved by the Architectural Control Committee (ACC).
All ACC information can be found here; <https://www.veridianhomes.com/owner/arch-controls>**