

Juniper Ridge Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 29th, 2020

Location: Microsoft Teams Online

Meeting Called by: Juniper Ridge HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken on Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Download
- b. Introduction of Shandar with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. 2019 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. This was done and the minutes were approved.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners.

D) Resignations & Elections

- a. None at this time

E) Reports of Officers & Employees

- a. None at this time

F) Reports of Committees

- a. None at this time

G) Unfinished Business

Q: Looking at snow removal, it looks like expenses were \$13,400 and the budgeted amount was \$8000, why would the budget be significantly less than the actual?

A: This is the budget from the 2019 fiscal calendar year, we did not know how much snow we had coming in October, November, and December so we only increased the budget by a little bit.

Q: Do we only see financials once a year?

A: Typically, Yes, they are sent out to all homeowners once a year. They are available upon request throughout the year.

Q: Same type of question for mowing, how did we nearly double the budgeted amount?

A: We added the circle on Frost Aster Ct and the entire buffer along Siggelkow.

Q: All of the new space that needs to be landscaped and maintained, where did that come from and why were we not notified about it?

A: It is in the covenants that the developer can update and change at any time and this is where the neighborhood would go to view the changes.

Q: Is there a duty to inform when these covenants are changed?

A: No, there is not.

Q: Why is there such a large difference in the HOA income from year to year, how is this part of the shortfall?

A: We would have budgeted for the extra income had we known that extra work needed to be done. That's why we reduced income a bit because we had overages in the past, so we didn't want to keep charging if those funds weren't being utilized. DSI also was not aware that the covenants were going to change to include additional space.

Q: Can you talk about the maintenance budget and what this is for?

A: This is just for general maintenance; I can look for exactly what it was spent on this year. Our maintenance staff was sent out to deice mailboxes a couple times and to salt the mailbox area. A full list of expense can be sent out upon request to shoagland@dsirealestate.com

Q: What are the bank service charges for?

A: There is a \$10 a month fee to utilize the online payment system for the HOA.

Q: How often does DSI do inspections or what is the inspection schedule?

A: Every month we go through the neighborhood, and the sign is checked each time. All out lots are inspected, and paths are typically walked. If time allowed the whole neighborhood would get walked, but at this time we don't have the capacity to do so.

Q: What is the status of the Doggie Pots?

A: We still have a couple stations set aside here in the office; I need approval from the Village of McFarland before we can install them. Out lot 1,3 and 5 are all owned by the Village and we cannot place anything on that land without their permission.

Q: Are there out-lots that are owned by the HOA that we could put them on?

A: We could put them in Frost Aster Court, this area is owned by the HOA, but I do not think that would be a good central location for a pet station

Q: Who is responsible for knowing which style of fence is approved vs the one actually being installed? Action fence is installing a cheaper version that does not match the approved fence style.

A: That is a question for the ACC – you can reach them at acc@dsirealestate.com

Q: When the village takes over the out-lots, will they also be doing the snow removal?

A: I'm not sure if they will or not, being it is not a city sidewalk, so they may not deem it necessary to clear.

Q: Why did the management fee budget increase 38%?

A: We base it on per home and have a pricing matrix that guides the fee amount. Now that the neighborhood is over 80% sold, we charge our full management fee.

H) Original Resolutions & New Business

Q: It was my understanding that the neighborhood would be conveyed once it got to a certain percentage, not 100.

A: The covenants state that the developer will turn over the neighborhood. No specific percentage is provided in the CCR's.

Q: Who was the mowing vendor this year?

A: Olson Toon- we have had different vendors in the past. For snow removal we are going to utilize All Service Specialists – a local McFarland business to do the path.

Q: What say does the neighborhood have when the switch over is happening? Can we notify them that things have not been done in a satisfactory way?

A: It will just happen, in my understanding. It is up to the city to decide if they are going to take the land. I will relay all of this information to Veridian as well.

Q: Is the neighborhood interested in getting a service to help manage the Japanese Beetle population?

A: We can talk to the vendors and see what type of treatment can be done on the lots. If it is something you want to do on your own lots, we can ask the vendors for some numbers, but the expense would not be on the HOA.

Q: Is there a plan to plant trees on the terrace on East Red Oak Trail and the newer section?

A: That is something that Veridian would work with the city on, I can check in on this when I meet with the Land Department.

Q: Can an email update be sent out once we have answers to some of these questions?

A: Yes I will send out an email to all of the contacts we have and also make a note to connect with you guys quarterly or monthly.

Q: What is the filing fee on the budget?

A: That is for when we have to file a lien on a home. There is a \$5 fee to file the lien. We also have to file with the Wisconsin Department of Financial Institutions, that cost is \$10 annually.

Q: Does DSI work with Secret Places?

A: Yes, we manage their HOA, that neighborhood was conveyed several years ago.

I) Adjournment

a. Note Time of Adjournment; 7:54 pm