

Silver Spring Estate Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 15th 6:00pm

Location: Online via Microsoft Teams

Meeting Called by: Silver Spring Estates HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online

Agenda:

A) Roll Call

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

B) Reading of Minutes of the last Meeting

Posted on the DSI website: www.dsirealestate.com

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. 2 homes are past due on payments – one is working on a payment plan, and the other we will be filing a lien on. They will not be able to re-sell or re-finance with out first paying dues to the HOA.

F) Reports of Committees

- a. None at this time

G) Unfinished Business

Q: Can we start with the algae problem?

A: Yes, ultimately the solution is to let the grass grow the ponds and let it take care of itself, instead of adding chemicals or adding fountains or anything of that nature. Please let me know if the mowers are mowing too much, so I can instruct them not to.

Q: Are we still actively treating the ponds?

A: No, not that I am aware – we are letting the water take care of itself and the plantings around it should help.

Q: The ponds do not look like they are being maintained.

A: Mowers will be instructed to mow the exterior on the top and let the bottom of the basin be.

Q: Garbage is supposed to be kept in the garage, correct?

A: The covenants do not state this, but for aesthetic purposes we ask that they are kept out of site. If you are a homeowner that has them outside, please move them into the garage.

H) Original Resolutions & New Business

Q: The walkway sections that are at or below ground level on the path have water pooling – the trail needs to be elevated.

A: Please shoot me an email shoagland@dsirealestate.com with the exact location and I will pass along to the developer to get this resolved.

Q: The lamp at the entrance must have gotten hit or something, it is facing at an angle.

A: I will reach out to see how we can get this fixed.

Q: Augusta Parkways is still not labeled with any street signs, is there a timeframe for when this should happen? It is also not labeled on google maps, so it is a little hard to find this location.

A: I will reach out to the developer and ask how to do that or what the plan is for it. Google is a little behind, but I will talk to Matt and see how we can address these things.

Q: While you are talking to the village, could you let them know that the streetlight by the model is out?

A: I did let them know, but I can call again.

Q: There are several residents that are concerned about speeding in the neighborhood, mainly on the straight stretch of Legacy. A couple years ago we tried to work with the village to get a yield sign put in by the model. If there is a way to let them know that this is still a concern and we would like signage to control speeding or a note that can be set out to the neighborhood?

A: I will put it in the meeting notes as well as on the next mailer that goes out. Maybe pop it on social media a few times too, maybe once a month as a friendly reminder.

Q: Is there some sort of order around parking on both side of the street, with the big construction trucks etc. it is very hard to get through and very hard to see people around the curve.

A: I will let the vendors know, I had the same issue when I was out visiting the property, I had to move for a big truck and could barely get out of their way before they came in.

Q: It looks like there was some damage done to the beams at the main entrance bridge. Not sure how it was caused, maybe snow plowing or mowing.

A: I will look and see what has been done, and what our options are to get it fixed.

Q: There are no street signs at the intersection of Masters and Legacy, closer to where they are building the Twin Homes – there is not anything to designate that the road going west is Masters.

A: I will reach out to the engineering department and Matt and see if he knows when those signs will be up or if they will be.

Q: Does Veridian do anything on the open lots where the Twin Homes and Single-Family homes are being built to cut down the weeds, it looks very trashy.

A: I will let them know, the HOA does not cover that cost because it would be expensive to maintain. Veridian takes care of all the vacant lots and I will let them know that the neighborhood would like them cleared.

Q: Do you know the general timeline for when all the lots will be finished?

A: I am not 100% sure what the projection for the next year is, or when they are planning to convey – I will contact Veridian and see what the plan is.

Q: What do you typically spend the surplus of the budget on?

A: This year we did a lot of landscaping in the front of the neighborhood – lots of trimming and mulch added. We also did plant removal and replacement in the median. Lots of landscaping to keep things looking nice.

Q: This is not considered part of the fall clean up?

A: No – this was extra work.

Q: In previous years we talked about investing some of the surplus money into a money market account. Is that happening?

A: Yes, we have an interest-bearing account, I am not sure how much we have collected this year yet. Collecting some money, not a ton.

Q: With the budget is there anything planned to be done with the entrance, or would that be Veridian's once the whole neighborhood is complete?

A: If anything is going to be installed, it would be up to them to install and we would maintain it. I am not sure if anything is planned at this point. The only little thing that I know is coming, is the traffic circle on Cypress and we will need to maintain that.

Q: When we bought into the neighborhood, we were told that there was a possibility of a playground, is this still thing or is it off the table?

A: From my understanding, it is off the table from Veridian's perspective. It was discussed that the HOA wanted to install a park, but I do not believe it is an option anymore.

Q: Everyone but Twin Homes has a little light pole, are we planning to have the same light poles at the end of the driveways or is this some sort of streetlamp?

A: I am not entirely sure; I will ask Matt and see if he knows what the plan is.

Q: Will these minutes be placed on the website or mailed out?

A: I will post them on the website – it will take a little bit, as I need to get answers to the questions raised!

Q: For 2021 will there only be one meeting?

A: Yes, we typically do one annual meeting in the Spring, but this year with COVID things were delayed.

I) Adjournment

a. Note Time of Adjournment; 6:27pm