

## Daybreak Valley Homeowners Association

### 2019 Annual Meeting Minutes

**Facilitator: Shandar Hoagland, DSI Real Estate Group**

**Meeting Date: February 11, 2019 6:00pm**

**Location: Middleton Public**

**Meeting Called by: Daybreak Valley HOA**

**Type of Meeting: Annual Association Meeting**

**Note Taker & Time Keeper: Christine Ramkey**

**Attendees: >> (Please see sign in sheet)**

#### **Agenda Item:**

##### **A. Roll Call:**

- Obtained via sign-in sheet

##### **B. Proof of Notice of Meeting:**

- Copy of notice presented that was sent via USPS to all addresses in HOA

##### **C. Old Business; Reading of Minutes of Prior Meeting**

None at this time

##### **D. New Business:**

Q. There are trails that are washed away by the flooding. Whose responsibility is this?

A. The town of Middleton.

Q. Who is responsible to maintain the weeds the parks?

A. The town of Middleton. Shandar will make sure to reach out to them to make sure this is kept up.

Q. What vendors does the HOA use?

A. We have typically used Olson Toon. We are taking bids now.

Q. When do they typically enter into home lots on Google?

A. It takes some time for Google to sync up. Contact the post office to get your address updated officially.

Q. There has been issues with the mailboxes icing shut.

A. You can use rubbing alcohol, and DSI is coming around to do maintenance to attempt to keep the locks de-iced.

Q. Many of the trees look like they are falling over or dying by lot 8.

A. Shandar will talk to the land dept. at Veridian about out lot 8.

##### **D. Committee Reports:**

- None at this time

##### **E. Officers Reports:**

- Delinquent Association Dues

There are currently 3 homes that are delinquent. Late fees are assessed in March, and Lien filling process will begin in May.

##### **F. Financials:**

The budget was an estimate as it was the first year of the association. Anything extra will stay in the Daybreak Valley Operating account. We did increase the budget, as there is more mowing, landscaping and snow removal needed in the coming year.

Tax prep is for Baker Tilly to do the tax prep.

Veridian pays on all vacant lots, so we are at full capacity for due payment.

##### **H. Adjournment:**

End: 6:28