

Spruce Hollow Association
2019 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 28th, 2019 6:00 pm

Location: Middleton Town Hall

Meeting Called by: Spruce Hollow HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Lisa Keck

Attendees: Please see Sign in sheet

Agenda Item:

- A) Roll Call;
 - a. See sign in sheet

- B) Proof of Notice of Meeting;
 - a. Delinquent letters were sent to homeowners

- C) Reading of Minutes of Prior Meeting;
 - a. Questions – How many homes are delinquent? 13 homes, letters have been sent and 10% late fee has been added

- D) Officer's Reports;
 - a. Financials fell short of around \$800.00 due to dead tree removal and extra pruning.

 - b. Flood Damages – Bids have received and still reviewing to get final amounts that will work with both properties

 - c. Get bids to fix trail Lot 2 between 58 & 59

- E) Committee Reports;
 - a. Send out letters to educate homeowners regarding mowing and well water

 - b. Suggested to use Nextdoor or Facebook to send out education

- F) Elections;

a. Election of the first Board of Directors, Lisa volunteered, need ACC

G) Unfinished Business;

a. Discussed gravel on paths, want to make sure all paths match. Paths are owned by the town and maintained by association.

H) Adoption and Approval of an Annual Budget;

a. Budget to remain the same

I) New Business;

a. Mailboxes – Not durable and need to extend post to keep sturdy, will look into improvements

b. Veridian sign to be removed – Will follow up to make sure it is removed once all sites are complete

c. No landscaping for new homes – will follow up to make sure new lots are enforced to have

d. New managing agent – No, agreed to retain DSI as property manager

e. Pig Roast – Agreed to continue

J) Adjournment.

6:56 p.m.