

Silver Spring Estate Homeowners Association

2021 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 5th, 6:00 pm

Location: Online via Microsoft Teams

Meeting Called by: Silver Spring Estates HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Serena Pretti

Attendees: Attendance taken online

Agenda:

A) Roll Call

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

B) Reading of Minutes of the Last Meeting

- a. 2020 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

Meeting Notice letter sent to homeowners on March 25th, 2021. Homeowners were also sent an email reminder on the morning of the Meeting.

D) Reports of Officers & Employees

- a. Late fees for HOA dues were applied on March 15th, 2021, along with a reminder letter. If dues have still not been satisfied by May, we will begin the lien filing process.

E) Reports of Committees

- a. ACC Update: As of January 1, 2021, DSI oversees all ACC requests. Serena in our office will be your main point of contact. We have created a new web page that has all the application and project information for exterior and structural improvements: <https://www.dsirealestate.com/condo-hoa/acc/>
- b. Serena went over the ACC website changes in detail and explained the ACC process.
- c. The ACC can be contacted at: acc@dsirealestate.com

Q: Covenants-what if there is a disagreement as to the interpretation of the Covenants?

A: we would bring in Veridian for their decision on how the Covenants read.

Q: Is the cost for the ACC Management being charged to the HOA regardless of if you do a project or not?

A: Yes, the HOA is responsible to pay for the ACC.

Q: Was there a vote on this?

A: No, Veridian made this change since they are the Board of Directors.

Owners in attendance would like for us to share frustrations with Veridian regarding the ACC change, and the Management change as well.

Q: When the neighborhood conveys are the decisions then made by the owners?

A: Yes, this will happen when the neighborhood is conveyed. Until that time, decisions regarding the HOA are made by the developer.

Q: When we take over, we can decide if we want to manage or hire a company?

A: Per a 2020 amendment, the HOA will need to have a management firm hired to assist in management.

Q: Would the owners not be in charge then?

A: Yes, the owners would maintain the Board positions. But need to have a management firm on board.

Q: When conveyance happens, can we do away with the CCR restrictions?

A: No, you still need to follow the CCR's as they will still be in place.

F) Resignations & Elections

- a. None currently. These will take place after the neighborhood has been conveyed to the homeowners – this occurs once the neighborhood is 100% complete. When conveyance happens, we will schedule a meeting with all owners. Please reach out if you have any questions regarding future conveyance.

G) Unfinished Business

Flooding on path-

Shared info with developer, once homes around the area are fully developed, the issue should resolve itself.

Is this their response to poor engineering?

Not sure if it is poorly engineered, but we will keep an eye on it.

Q: Who pays for repairs if it is not resolved?

A: The HOA would as it is the HOA's path.

Q: Can we get it in writing that Veridian will pay to repair the path if needed?

A: I cannot guarantee that Veridian will pay for it so I cannot get this in writing.

Speeding-

Please remember to slow down when driving through the neighborhood.

Pet Waste Issues

We can have a company come out to do a clean up if needed. We will also look in to adding pet waste stations in common areas.

Trash collection

Has pond been cleaned up?

Some, but not all. Should be on the construction companies' dime, not the HOA's.

Lamp at main entrance is still crooked. Update: this has been resolved.

Lamp by office is still not working properly. Update: this has been resolved.

These issues have been reported to the Village. We will reach out to them again as these are not HOA issues.

Bridge repairs will be done this year as well.

Q: Who are your eyes and ears in the neighborhood?

A: Veridian-Matt is my contact.

We will be implementing new protocols for contacts and tours.

Q: How will the owners know that these things are happening?

A: We can send out more emails to everyone about updates.

Vacant Lots are not always being mowed regularly.

This has been reported to the developer as this is not an HOA responsibility.

Do you know if he did talk to them?

No, I do not know.

Q: When will the street name will be added to Google maps and sign be added?

A: Unknown, you will need to request this on Google.

Q: There is no lighting on Augusta, and everyone thinks It is Legacy Trail, what can be done?

A: I will follow up with the Village again regarding this as this is not an HOA issue.

Nextdoor does not recognize my address, how can we get on NextDoor.

I am not sure who the admins are for NextDoor, but I will investigate it to see who can help.

H) Adoption and Approval of Annual Budget

2020 Financial report-correction.

Gross Income total was incorrect, \$4,744.84 was the correct shortfall amount.

Bank service fees-working to get refunded.

Projects that were paid by General Fund.

Pond Certification

Trail mowing

Snow Removal

Q: Mulch, pruning, replacement, watering-if this was anticipated, why was it not added to the 2020 budget?

A: We intended to use the General fund to cover this work, not the 2020 dues collected.

Q: Why were the homeowners not notified about this?

A: This has been discussed this in the past regarding using these funds for future projects.

Q: Why was snow removal and mowing over by so much?

A: Additional areas were added, and it was not added to the budget.

This was my error.

And there were so many more snow events than previous years.

Homeowners would like more say in the decisions.

Q: Can this be considered?

A: Sure, we can do surveys for large expenses.

Q: Is it essential to plow the path in the winter?

A: No, not necessarily. We will send a survey to all owners regarding this.

Q: What is the plan to prepare for the extra pond certification cost

A: We need to add \$600 annually

Q: Budgeting error for snow. How do we handle the potential snow fall shortage for 2021?

A: We could do an assessment to cover the cost. We will send out a survey to see how homeowners feel about it.

Q: Can we vote on snow clearing?

A: yes, we sure can.

Q: Can we revise the 2021 budget? This would help to have a solution to the potential shortfall. What could we do to fix this?

A: yes, we can add this to a survey.

Q: We invest any surplus?

A: Yes, we gained \$5.67 in 2020.

Q: What was the Lien filing fee.

A: This is mis-coded, this will be corrected as it was not coded properly.

Q: What is the appropriate venue for a proposal/request for HOA?

A: Send to Shandar at shoagland@dsirealestate.com

H) Original Resolutions & New Business

Q: When the neighborhood is conveyed is Veridian going to have a seat on the Board moving forward?

A: No, not that I am aware of. The only way they would take over a board position is if the common areas are neglected.

I) Adjournment

- a. Note Time of Adjournment; 7:01 pm**