

Daybreak Valley Homeowners Association

2021 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: March 26, 2021 at 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Daybreak HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

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

B) Reading of Minutes of the last Meeting

- C) Minutes from 2019 were posted to the DSI Real Estate website, there was no HOA meeting in 2020, so there were no Minutes posted from 2020.

D) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on March 15, 2021
 - Letter and Agenda also sent via email with meeting link.

E) Resignations & Elections

- a. Elections will take place this year, for the conveyance of the neighborhood. It is slotted to occur by the end of the year. A couple of the Outlots need to be accepted by the Town of Middleton. Veridian is working to get those outlots up to par with Town requirements.

F) Reports of Officers & Employees

- a. Collection of Association dues for 2021

There are currently 41 assessment units, and 4 have yet to pay. Late fees were assessed on the 15th of March. Late letters will be sent out in April. If no payment of communication has been received from the homeowners in May, we will begin the lien filing process.

G) Reports of Committees

- a. ACC Update: As of January 1, 2021 DSI is in charge of 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. The ACC can be contacted at : acc@dsirealestate.com

Q: With regards to landscaping, installing trees and bushes, is that something we need to get approved?

A: Minor plantings like trees, or flowers within your flower beds do not need to be approved. If you are doing a full yard landscaping project that include patios, retaining walls, a substantial amount of planting etc. then you would need to get ACC approval for that project.

H) Unfinished Business

Q: Will outlot repairs that have not yet been addressed occur before conveyance?

A: Shandar to work with the Land Department.

Q: Shandar to reach back out to Scott Ballweg about Gravel from plowing.

I) Original Resolutions & New Business

Q: Along the trail, water pools and cannot drain properly, will that be addressed?

A: Shandar to check with the Land Department – homeowner sending images.

Q: Are the snow costs, contracted per year, or per removal?

A: It is per removal. They charge per the amount of snow as well, depending on the depth of snow, the charges vary.

Q: How is the shortfall made up? Does it roll into the next budget.

A: We will try to cover it with the budget for the following years.

Q: There are boards on the fence that are not attached or are laying loose, can this be fixed?

A: Shandar to send maintenance to fix.

Q: How are the green spaces managed once the neighborhood is conveyed? Can we request that the Town does them?

A: Both the HOA and the Town will have green spaces to maintain. We can look in to planting along the trail, but we would need permission from the Town of Middleton.

J) Adjournment

a. Note Time of Adjournment; 7: 36 pm

NextDoor: <https://nextdoor.com/>

