

Juniper Ridge Homeowners Association

2017 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: Feb 13th, 2017

Location: McFarland Public Library

Meeting Called by: Juniper Ridge HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Christine Chapin

Attendees: (Please see sign in sheet)

A) Roll Call;

Obtained via Sign in Sheet

B) Reading of Minutes of the last meeting;

None at this time

C) Consideration of communications;

Shandar presented the original copy of the mailer that was mailed to all homeowners.

D) Resignations and elections;

None at this time

E) Reports of officers and employees;

None at this time

F) Reports of Committee;

None at this time

G) Unfinished Business;

None at this time

H) Original resolutions and new business;

Open forum for questions/concerns

Q: When does home owner involvement in the HOA happen?

A: Right away is recommended. Association is not conveyed to homeowners until all lots are sold and closed. But please feel free to stay in contact with me regarding any questions/concerns you may have.

Q: Regarding exterior improvements- at what point to you need HOA approval?

A: Any exterior structure needs to go through ACC-Architectural Control Committee.

Q: How much will associations dues go up?

A: Until the neighborhood is fully built, we are guessing as to how much it will cost annually to maintain. The Dues will level out once everything is built.

Q: HOA is paying for insurance on out lots? Does that also cover private property? Cover benches and exercise equipment?

A: Just out lots and association maintained property. Including equipment; anything owned and maintained by the HOA.

Q: There is activity at the south end of the development, including trees being taken down. Is that association property?

A: This property was purchased by another developer.

Q: What should the homeowners be preparing for in the future?

A: There is not much that the Association will be maintaining after the Eco-Park is turned over to the City.

Q: What is the HOA for?

A: The HOA is responsible to maintain the HOA owned/maintained property in the neighborhood.

Q: Who maintains the sign?

A: The association maintains the sign. There may be another sign added in the future, possibly along Siggelkow or Holscher

Q: What are the next phases?

A: Unsure at this point, probably lots along Pine Ridge Way.

Q: What does the 500\$ a month to DSI cover?

A: The Management fee covers the following services;

What DSI Does...

- 1) **Follow requirements and procedures set out in the Bylaws.**
- 2) **Hold annual meetings.**
- 3) **Send/prepare all paperwork for the Association.**
- 4) **Keep roster of current homeowners & incorporate all new sales.**
- 5) **Prepare an Operating Budget annually.**
- 6) **Accounts Receivable. (This includes offering online payment options. Also includes filing liens for unpaid dues as needed.)**
- 7) **Maintain Accounts of Association Funds.**
- 8) **Accounts Payable.**
- 9) **Maintain Current Books and Records.**
- 10) **Submit Annual Reports to WDFI.**
- 11) **Available for any homeowner inquiry calls/concerns.**
- 12) **Enter into contracts for utility maintenance, trash removal, etc..**
- 13) **Solicit bids annually.**
- 14) **Regularly inspect neighborhoods to determine any physical improvements and maintenance needed.**
- 15) **Oversee the employ and performance of all sub-contractors required for neighborhood operation.**
- 16) **Maintain/Obtain insurance.**
- 17) **Work with Board of Directors.**
- 18) **Provide neighborhood information on DSI website.**

Q: Drainage seems to be slow, some concern about pavement buckling as well.

A: Shandar will ask the engineer to inspect the property to see if everything is functioning properly.

Q: Is there money in the budget for pest control, like mosquitos etc. for retention pond?

A: We do not typically budget for a service of this nature. Being that this is an Eco-Park, we will need to talk to the developer to see if this is something we can do.

Q: Lots of ice buildup. Will that get salted?

A: We are trying not to salt too much. We do not want to cause any damage to the Eco-Park

Q: What utilities to we budget for?

A: We currently budget for storm water, but have not paid anything yet.

Q: Who does snow removal?

A: The Village of McFarland does snow removal on the streets. The HOA removes snow along the walking path. We currently use Olson Toon and pay on a per-time basis.

Q: What happens if it snows more than the budgeted amount?

A: That would typically come out of the “Due to Owners” money. If there is no money saved, there will have to be a special assessment.

Q: Where is the money held?

A: Juniper Ridge HOA has a bank account with Monona Bank.

Q: What is the \$350 accounting fee cover?

A: Baker Tilly tax preparation fee.

Q: Any information on the widening of a Holscher?

A: They are starting in March

Q: How much will fees go up once everything is developed?

A: Unknown at this time. The Village maintains everything that we do not, and eventually we will turn the out-lots over to them as well. May even see a decrease

Q: How were the houses numbered?

A: The Village numbers the homes.

I) Adjournment.

PLEASE NOTE: Meeting attendance will be limited to owners of Lots; guests are not invited to attend the meeting.