

Juniper Ridge Homeowners Association

2021 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: March 1st, 2021

Location: Microsoft Teams Online

Meeting Called by: Juniper Ridge HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken on Teams

Agenda:

A) Roll Call

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

B) Reading of Minutes of the Last Meeting

- a. 2020 Annual Meeting Minutes were available on the DSI website for review prior to the meeting; <https://www.dsirealestate.com/hoa/juniper-ridge/>

C) Consideration of Communications

- a. Shandar presented the original letter (dated 2/11/21) that was mailed to all homeowners.

D) Resignations & Elections

- a. None at this time. This will occur when the Association is Conveyed to homeowners.

E) Reports of Officers & Employees

- a. As of Feb 11th; the date of the meeting notice, there are currently 52 homes that have not paid their 2021 dues. All of 2020 dues were collected.

F) Reports of Committee.

- a. Introduction of ACC Manager Serena Pretti, and discussion on ACC transfer.
 - i. 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/>
 - ii. The ACC can be contacted at: acc@dsirealestate.com

G) Unfinished Business.

- b. Eco-Park Transfer-Still waiting for confirmation from Veridian as to when this will occur, at this point, they assume it will be the end of the summer.
- c. Tree installation on E Red Oak Trail, Developer tells me that this will occur in 2021.
- d. Pet Waste Station-We did not receive enough responses in the fall when the poll was done on Facebook, so we decided to hold off on installing the pet waste stations until we could discuss it at the annual meeting.

H) Original resolutions and new business.

- e. **2020 Financials, please see enclosed spreadsheet with a breakdown of expenses. The HOA was over the budgeted expenses by \$3,931.42. This shortfall was caused by additional snow removal and mowing/landscaping costs.**

Juniper Ridge 2020 Financials Common Area Maintenance Expenses			
	Budget 2020	Actual 2020	Difference
Snow Removal/Salt (Base: 16 Snow/16 Salt)			
OL 1, 3 & 5 Sidewalk	\$8,000		
Total	\$8,000	\$9,848.45	-\$1,848.45
Mowing			
Ol 1	\$3,250		
OL 3	\$2,750		
OL 5	\$2,750		
Buffer along Siggelkow & Frost Aster Ct	\$2,500		
Mowing of Prairie Areas	\$1,500		
Total	\$12,750	\$13,957.65	-\$1,207.65
Landscape Maintenance (Bark, Weeds, Pruning)			
Fertilizer & Weed Control	\$350	\$1,001.96	
Pruning & Weeding	\$500	\$300.00	
Topdress Bark Beds	\$1,250	\$850.00	
Spring Cleanup		\$300.00	
Fall Clean up		\$400.00	
Total	\$2,100	\$2,953.71	-\$853.71
Maintenance (Includes Litter Pick-up)			
General	\$500		
Total	\$500	\$271.27	\$228.73
Insurance	\$1,775	\$2,093.00	-\$318.00
Misc.			
Annual Report Filing		\$10.00	
Bank Service Charges		\$125.09	
Postage		\$240.55	
Utilities		\$221.71	
Tax Preparation		\$350.00	
	\$750	\$947.35	-\$197.35
Management Fee	\$8,267	\$8,267.04	-\$0.04
Grand Total	\$34,142	\$38,338.47	-\$4,196.47
Projected Income			
	HOA Dues	\$34,141.70	
	Late Fee Income	\$265.35	
		\$34,407.05	
Expenses		-\$38,338.47	
	2020 Shortfall	-\$3,931.42	

Q: Did Veridian ever respond to whether or not we were getting the Hilltop Park shelter as seen on the neighborhood map?

A: Veridian is not developing this park, this area is owned/maintained by the Village of McFarland.

F) Adjournment

- a. **Note Time of Adjournment; 7:54 pm**

