

Enclave South Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 4, 2022 at 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Enclave South 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 and Serena with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. None - this is the first meeting for the Enclave South Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on January 24, 2022
 - Letter, Agenda and Paperless Communication Release also sent via email.

D) Resignations & Elections

- a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 6% complete. More information regarding elections will be presented as the neighborhood is closer to completion.

E) Reports of Officers & Employees

- a. The Association has a total of 58 assessment units. All have paid in full! Late fees are assessed in March, and after late letters go out, if no payment is received by May we will move forward with the lien filing process. Once a lien is filed, the homeowner is unable to sell or refinance without first paying the dues and satisfying the lien.
- b. Veridian Homes pays the dues on all vacant lots; so all 58 units are paying in each year.

F) Reports of Committees

- a. ACC Update: The ACC web page is a great starting point when you are considering an exterior or structural change project on your lot. The web page offers fillable PDF applications, as well as the Covenants (CCR's) and other project information <https://www.dsirealestate.com/condo-hoa/acc/>

- b. The ACC can be contacted at : acc@dsirealestate.com
- c. **Fence style to be updated due to limited availability; an email will be sent out to all owners once the style change has been finalized, the website documents will also be updated to reflect this change.

G) Unfinished Business

None; as this is the first annual meeting. In upcoming years, this is where we will review topics discussed at the previous years meeting, and resolutions to any outstanding issues.

H) Original Resolutions & New Business

Q: Are the pond certifications part of the budget?

A: Yes, they will be on all budget cycles moving forward, the Developer is working the City of get all of the pond on the same certification cycle; they will then need to be certified every five years.

Q: Would it be possible to get solar panels in our yard, not on the roof.

A: Unfortunately, no. Solar panel installation is limited to the roof of the home. If you are interested in installing solar panels, please contact the ACC (acc@dsirealestate.com) to begin the application process.

Q: Do pergolas require approval?

A: Yes! Please feel welcome to visit the ACC webpage for more information on projects that require approval: <https://www.dsirealestate.com/condo-hoa/acc/>.

Q: When will the parks be completed?

A: Unknown at this time.

Q: Is it possible to connect the sidewalk along Wauwatosa Road?

A: Shandar will share this request with Veridian.

I) Adjournment

- a. Note Time of Adjournment; 7:23pm

If you are interested in Paperless Communication; please reach out to Serena: spretti@dsirealestate.com, she will send you the form to complete and return, to get enrolled.

DSI values your feedback! A 5-question survey was sent out via Survey Monkey after the meeting, we would love to hear how we are doing and how we can improve!

<https://www.surveymonkey.com/r/NG8TRLJ>