

Juniper Ridge Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 28th, 2022 at 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Juniper Ridge 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. 2021 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. Minutes were approved.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on February 18th, 2022
 - Letter, Agenda, Financials and Paperless Communication also sent via email.

D) Resignations & Elections

Began the conveyance process, by taking volunteers, and passing along the next action items to the volunteer board members.

- a. Board Volunteers: Kathy Jameson, John Heitzman, David Buss and Eric Kindschi
- b. ACC Volunteers: Bryan Rapp, David Wilcke, Susie Bourie

Next Steps:

1. Shandar will pass along the volunteer's email addresses to Veridian Homes. A representative from Veridian will be in touch with the members.
2. Find a management firm to assist in the management of the neighborhood
 - o Veridian Homes will review the contract
3. Create an HOA Board email address – provide to Shandar (shoagland@dsirealestate.com)
4. Create an ACC Board email address – provide to Serena (spretti@dsirealestate.com)
 - o This is where ACC applications will be submitted to, once conveyance is complete.

E) Reports of Officers & Employees

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

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

G) Unfinished Business

Eco-Park:

A representative from the Land Department at Veridian Homes will be meeting with a representative from the Village of McFarland next week to discuss the next steps needed to convey the Eco-Park to the Village.

Q: What is the term of a Board member?

A: One year.

Q: What is the time commitment to being on the Board?

A: It really depends on how involved you would like to be, and how often the Board decided to meet. Could be monthly, quarterly etc. just depends on what the Board would like to do moving forward.

Q: When does conveyance occur?

A: Veridian will convey the neighborhood, we do not know their timeline for conveyance. It will depend upon completion of the next step items, obtaining a contract etc.

Q: Does the contract end with DSI upon conveyance?

A: It will be up to the Board if they would like to continue the contract through the end of the year; we are happy to stay on and help, as everyone gets their feet wet in their new roles.

Q: Is the budget for 2022 set?

A: Yes, the Board will be in charge of completing the budget for the next year.

Q: Can the pet waste survey be sent out again?

A: Yes! Based on the results of the survey that was sent out last year, homeowners were not open to the installation of pet waste stations, due to the additional cost. The Board can re-evaluate this once they take over as well.

Q: What are the consequences for Veridian if they do not complete the requirements to turn the EcoPark over?

A: This is not an option; it must be done as the HOA will no longer be maintaining it.

Q: Where was aeration done?

A: Shandar to provide more information.

Q: Can we get dated/itemized receipts from services completed?

A: Shandar to send along to those who request it, via email.

H) Original Resolutions & New Business

Q: Is there someone on the Village Board who is working with Veridian on the transition of the Eco Park?

A: Shandar to reach out to Veridian for details.

Q: Do we have a 2022 Budget?

A: It was sent out via mail in December, it is also available on our website:

<https://www.dsirealestate.com/hoa/juniper-ridge/documents/>

I) Adjournment

a. Note Time of Adjournment; 7:32 pm

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.