

Kinderberg Estates Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 4, 2022 at 6:30 pm

Location: Online Teams Meeting

Meeting Called by: Kinderberg Estates 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 Kinderberg Estates Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on January 26, 2022
 - Letter, Agenda, Financials 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 56% 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 16 assessment units. 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 16 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

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: What happens if the General Fund gets too large?

A: The goal is to keep it less than a budget cycle. We will keep an eye on it, and if needed reduce dues for the upcoming year or issues a refund to owners.

Q: How are vendors for maintenance decided upon?

A: We bid out at least 3 vendors per service, then make a final decision from there. If you have recommendations of companies, it would be greatly appreciated! You can send them to Shandar (shoagland@dsirealestate.com).

I) Adjournment

- a. Note Time of Adjournment; 6:47pm

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>