

Enclave South Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 9, 2023 at 6:00 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 2022 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. This was done and the minutes were approved.

C) Consideration of Communications

Meeting Notice letter sent to homeowners on January 30th, 2023. Homeowners were also sent email reminders one-week prior to the meeting, as well as on the morning of the Meeting.

D) Resignations & Elections

- a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 15% 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 86 assessment units. Currently, one home has yet to pay the 2023 dues. 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 86 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

Please clean up after your pets!

Park Completion; the smaller park has been completed. This spring we will evaluate the maintenance needs of this park area.

Sidewalk connection on Wauwatosa Road: no updates at this time.

H) Original Resolutions & New Business

Q: Is there a potential completion date for the larger park yet?

A: Not at this time; we will provide any updates from the Veridian Land Department, to owners as we receive it.

Q: When will the path that connects Enclave South to Enclave be completed?

A: Not until the later phases of the neighborhood have been completed.

I) Adjournment

a. Note Time of Adjournment; 6:18pm

If you are interested in Paperless Communication; please reach out to Serena: hoa@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!