

Kinderberg Estates Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 20, 2022 at 6:00 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. 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

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on February 6th, 2023.
 - Letter, Agenda, Financials, PowerPoint Slides, Board Roles and Paperless Communication Release also sent via email.

D) Resignations & Elections

- a. All Volunteer Board positions have been filled. The Board is working on obtaining a management contract, and conveyance next steps.

E) Reports of Officers & Employees

- a. Late fees were accessed on March 15th. 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.

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!

H) Original Resolutions & New Business

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; 6:22pm

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!