

Pleasant View Reserve Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: March 23rd, 2023 at 6:30 pm

Location: Online Teams Meeting

Meeting Called by: Pleasant View Reserve 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 Pleasant View Reserve Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on March 13th, 2023
 - 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 21% 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 53 assessment units. Currently there are two owners that have yet to pay. Late fees were assessed 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.
- b. Veridian Homes pays the dues on all vacant lots; so all 53 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: Snow removal is not being done on lot 2.

A: Snow removal is the responsibility of the homeowner. If the lot is vacant, Veridian Homes is responsible for removal. If you notice it is not being done, please reach out to us at hoa@dsirealestate.com, and we will contact the appropriate party.

Q: Do we need neighbor signatures when we are applying for projects?

A: No!

I) Adjournment

a. Note Time of Adjournment; 6:48pm

If you are interested in Paperless Communication; please reach out to hoa@dsirealestate.com, and we 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!