

Silver Spring Estates Condo Association
2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 4th, 2022 at 7:00 pm

Location: Virtual Via Microsoft Teams

Meeting Called by: Silver Spring Estates Condo Association

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Shandar Hoagland

Attendees: (Please see sign in sheet)

Agenda Item:

A) Roll Call;

Obtained via download tool on Microsoft Teams

B) Proof of Notice of Hearing;

Shandar presented a copy of the letter that was sent to all owners.

C) Proof of Quorum: There were 12 homes in attendance.

Beth Fales Carol Eady Don Jaeger Mark Matusik

Katie Rieger Sobieski's Engl's Sue Watson

Sylvia Diedrich

Theresa Klick

Nancy Schuman

Sunny Sandhu

D) Minutes of Preceding Annual Meeting;

Minutes from the 2021 meeting were posted to the DSI website for review. There were no corrections needed so the minutes were approved.

E) Report of Officers:

No reports-there are no outstanding condos dues.

F) Report of Committees:

No reports at this time.

G) Election of Board of Directors:

None at this time.

Q: At the next meeting will we be electing a Board?

A: Yes, we will likely have a meeting in the fall to begin the conveyance process.

H) Unfinished Business;

Lawn maintenance

-Aeration and overseeding was done in the fall of 2021

-Winter fertilization was done in the fall of 2021

-We will be working closely with the new vendor to ensure the lawns thrive.

Newly seeded lawns can take up to 3 seasons to thrive.

I) Budget;

- 1. Budget is on a Fiscal Year (May 1- April 30th). We will calculate the financial report at the fiscal year end and send it to all owners. We do not feel there is a need to adjust the budget for 2022-2023.**

J) New Business;

2022 Projects

**4 Decks will be stained this year;
1105/1106
1001/1002**

**Concrete sealing will be done to 6 units this year;
1101/1102
1103/1104
1001/1002**

Q: What does the maintenance category cover?

A: Any maintenance needed throughout the association.

EX) deck staining, concrete sealing etc.

Q: Does the Association stain the decks or is that an owner responsibility?

A: the Association is responsible for deck staining as the decks are Limited Common Elements.

Q: Can I enclose my Deck?

A: Everything on the outside of the condo is owned by the condo association, so you would need approval from the condo association as well as the HOA.

Q: Is there a waiting period prior to staining decks?

A: Yes, we wait about a year for the wood to dry before staining.

Q: Will the current budget be the correct amount to cover all expenditures if all 22 units were built?

A: Yes, it should be enough to cover.

Q: Can we have the person staining the decks do touch ups on previously stained decks?

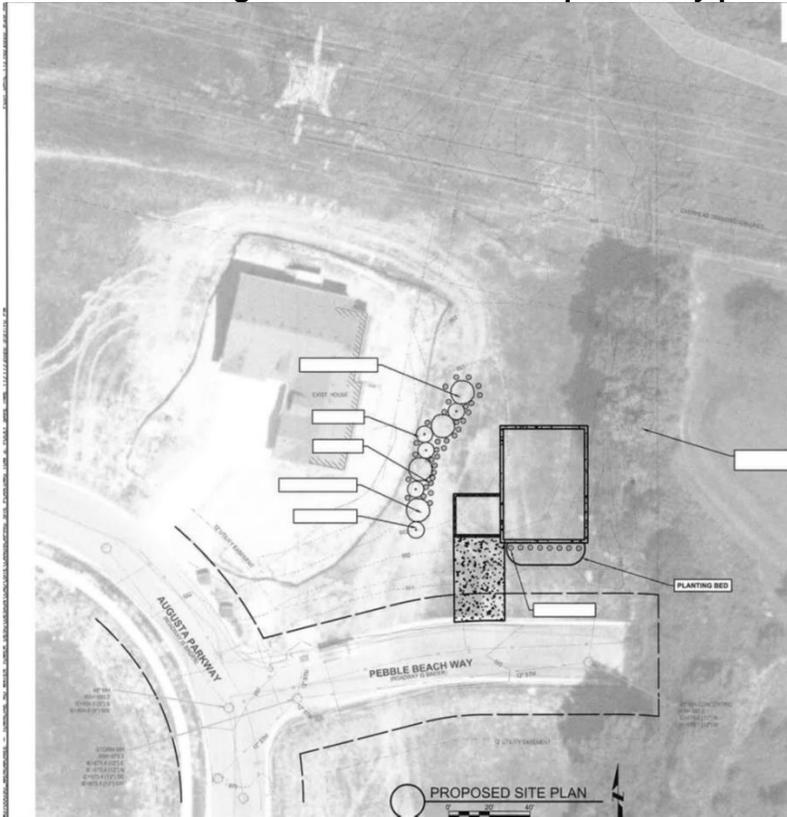
A: Yes, we will ask them to take a look at all previously stained decks.

Mark Bendorf was the vendor; markbendorf@gmail.com

Q: I have cracks and splits in my deck, can this be looked at?

A: Please share this with your Personal Builder regarding this. It may be covered under your one-year warranty.

The Village is starting the building on the lift station near Pebble Beach Way this spring.
There will no longer be a water tower as previously planned.



Q: Will the landscaping that is being installed be the Villages to maintain?

A: Yes, they will plant on their land and they will maintain.

Q: Are there going to be landscaping behind the condos?

A: No, they will not be planting anything else in the common areas?

Q: Are we allowed to plant in the HOA green spaces?

A: No, not without HOA approval.

Q: There is a green space behind the condo association that we would like to make look nicer, can we do this?

A: This area is owned by the HOA, not the Condos. You do need to have a discussion with the HOA regarding all HOA owned property. You also need to discuss exterior changes with the HOA regardless of who owns the property.

Q: Who owns the walking path behind the condos?

A: The Silver Spring Estates Homeowners Association, not the Condos.

Q: Can we maintain the hill between the condos and the path?

A: We can provide a proposal to the HOA, but the HOA is responsible for maintaining this area.

Q: A delivery guy slipped due to refreezing on our driveway. What can we do?

A: Recommend throwing some salt down.

Q: Who's liability is it if someone slips on the driveway?

A: The vendors that are contracted do their due diligence to salt the driveway and it should alleviate any liability issue. That being said, it could still be the Associations and the homeowner's responsibility.

Q: Why should I be responsible to throw salt on my driveway?

A: It will alleviate the additional cost to have a vendor come back out to salt refreezing.

Q: Will there be a spring clean up for all of the construction trash?

A: Yes, the builders will clean this up.

Q: There are several areas of curb and gutter that are broken. Who will be repairing?

A: Veridian Homes will work with the Village to repair these.

Q: Will there be any street lights added to the entrance off Legacy Trail?

A: Unknown at this time, this is something the Village would need to add.

Q: There is a man driving an ATV in the green spaces and it a nuisance. What can we do?

A: I recommend calling the Police Department.

Q: What are the pre-qualifications to be on the Board?

A: You need to be a condo owner that is in good standing with their dues.

Q: Is there any other communication between homeowners?

A: The HOA may have a NextDoor page.

K) Adjournment.

There were no additional questions or topics, so the meeting was adjourned at 7:49 pm.