

Evergreen Fields Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 14, 2023 at 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Evergreen Fields 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 Evergreen Fields Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on February 2, 2023
 - Letter, Agenda, PowerPoint Slides, Budget, Financials and Paperless Communication Release also sent via email 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 17% 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 155 assessment units. Currently there are 2 homes that have 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; all 155 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: Is there a plan for a park?

A: In Outlot 8 there is a park. At this time there are not plans for park expansion or the addition of another park.

Please clean up after your pets!

I) Adjournment

a. Note Time of Adjournment; 7:21pm

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!