

Evergreen Fields Homeowners Association

2024 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 5th , 2024 at 7:30 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. 2023 Minutes are posted on the DSI website:
<https://www.dsirealestate.com/hoa/evergreen-fields/documents/>, owners were asked to read them prior to the meeting.
- b. Minutes were approved.

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on January 19th, 2024
 - Agenda, PowerPoint Slides, Budget and Financials 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 7 homes that have yet to pay the 2024 dues. Late fees are assessed on March 1st. 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

- a. Please clean up after your pets!

H) Original Resolutions & New Business

Q: Can we add speed limit signs in the neighborhood?

A: Please contact the municipality; the HOA is not able to install speed limit signs as we do not have jurisdiction over the City streets.

Q: Can Veridian Homes clean up the roads of stones regularly?

A: Pebbles in the road are typically in under construction neighborhoods, we have notified Veridian of this concern, in hopes they can have crews do more frequent clean up.

Q: If snow is not properly cleared, who do we contact?

A: Please review the Snow Removal Map, below. If it is an HOA maintained area, please contact hoa@dsirealestate.com.

If it is an under construction or vacant lot, please contact Veridian Homes:
608.226.3000.

Homeowners are responsible for snow removal on their lot, and the City is responsible for all streets.

Q: Are the model homes part of the HOA?

A: Yes! All lots listed on the map are part of the HOA, and pay into the budget each year. Veridian pays dues on the model and all vacant and under construction lots.

Q: Can additional play-ground equipment be added to the park?

A: We requested bids for additional playground equipment, we will share this information with the Developer and owners once received. Due to the neighborhood being under developer control, final decisions regarding the addition of play-ground equipment will be up to the developer.

Q: Will the addition of playground equipment cause dues to increase?

A: Yes. Playground equipment is very expensive, there will also be additional liability insurance costs and maintenance that will need to be added to the budget.

Q: Does the pond water get treated?

A: No. The “ponds” are storm water ponds and do not get treated. The HOA mows one pass around the top of the ponds, to maintain a natural buffer area around the pond edge. This helps to prevent algae from forming, and wildlife from gravitating towards the pond areas.

Q: Will there be a Landscaping Map posted?

A: Yes, this spring, we will add a landscaping map to the Evergreen Fields webpage:
<https://www.dsirealestate.com/hoa/evergreen-fields/documents/>.

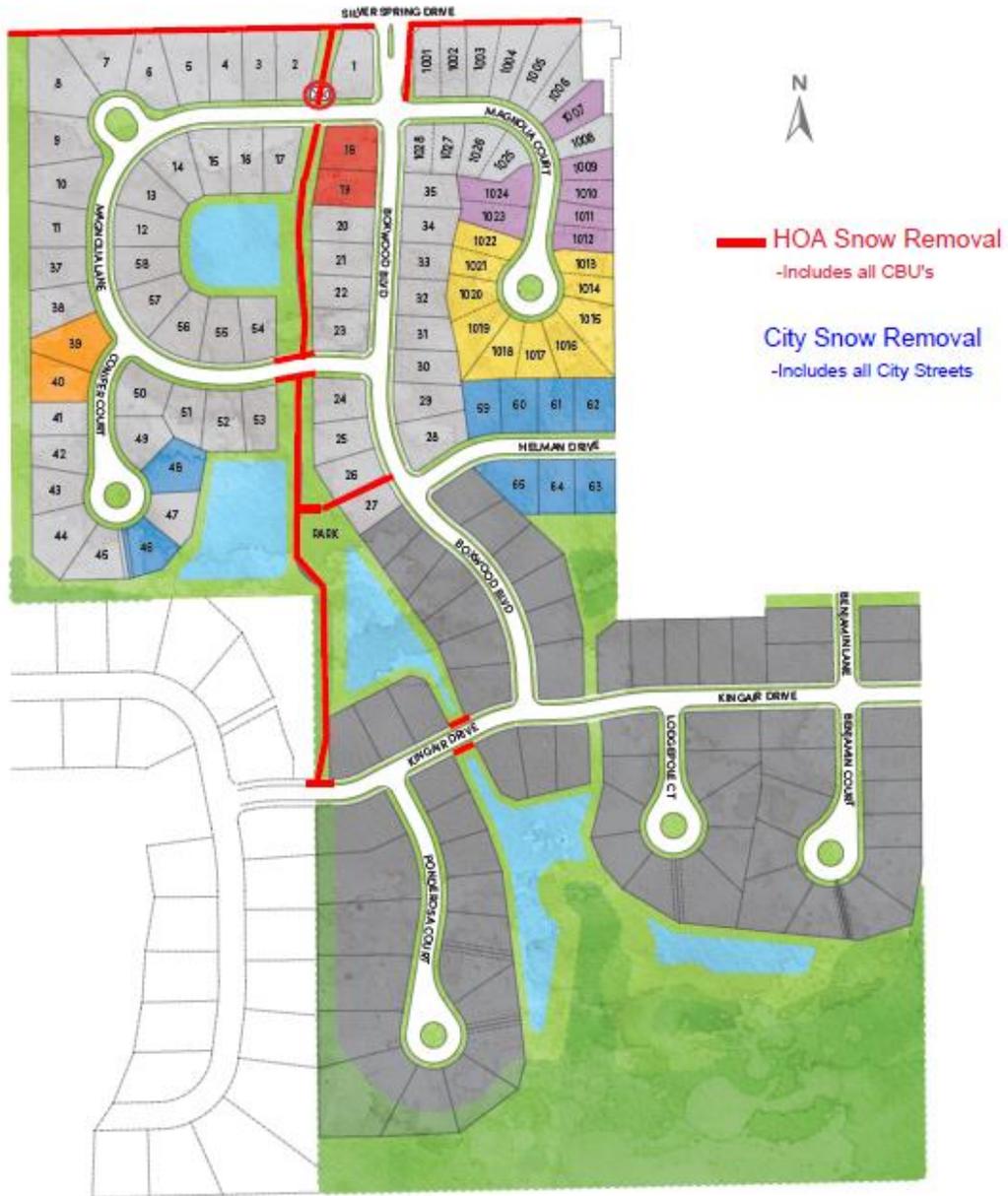
I) Adjournment

- a. Note Time of Adjournment; 7:52pm

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!

Evergreen Fields

Menomonee Falls



	Budget	Expenses	Difference
Snow Removal -			
Cluster Mailbox Unit Sidewalk	\$2,250.00		
Walking Path	\$7,500.00		
Total	\$9,750.00	\$4,489.68	\$5,260.32
Landscape Maintenance			
Mowing	\$3,500.00	\$6,072.07	
Fertilizer & Weed Control	\$1,400.00		
Pruning & Weeding	\$500.00	\$3,351.94	
Spring Clean Up	\$1,000.00		
Fall Clean Up	\$1,000.00		
Total	\$7,400.00	\$9,424.01	-\$2,024.01
Maintenance	\$500.00	\$0.00	\$500.00
Utilities	\$0.00	\$48.42	-\$48.42
Insurance	\$1,250.00	\$1,206.00	\$44.00
Contingency Fund	\$1,500.00	\$0.00	\$1,500.00
Misc.			
Bank Service Charges		\$25.86	
Check Printing		\$0.00	
Annual Report		\$25.00	
Tax Preparation		\$375.00	
Postage		\$32.76	
Total	\$1,000.00	\$458.62	\$541.38
Management Fee	\$6,000.00	\$6,000.00	\$0.00
ACC Administration Fee	\$3,600.00	\$3,600.00	\$0.00
Grand Total	\$31,000.00	\$25,226.73	\$5,773.27
HOA Dues	\$31,000.00		
Late Fee Income	\$20.00		
Total Projected Income	\$31,020.00		
Expenses		-\$25,226.73	
2023 Projected Surplus	\$5,793.27		
Balance of HOAs General Fund (Not including 2023 Surplus)	\$8,743.95		