

Juniper Ridge Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 15th, 2023 at 6:00 pm

Location: Online Teams Meeting

Meeting Called by: Juniper Ridge 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. 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 1st, 2023
 - Letter, Agenda, Financials and Paperless Communication also sent via email.

D) Reports of Officers & Employees

- a. There are 194 homes in the neighborhood and currently 22 homes have yet to pay the 2023 assessment. 2 of those 22 homes still owe for 2022
- b. Late fees for HOA dues will be applied on March 15th, along with a reminder letter. If dues have still not been satisfied by May, we will begin the lien filing process.

E) Reports of Committees

- a. The ACC can be contacted at : JuniperRidgeACC@gmail.com

F) Elections

- a. Board Volunteers: Kathy Jameson, John Heitzman, David Buss and Eric Kindschi
- b. ACC Volunteers: Bryan Rapp, David Wilcke, Susie Bourie

G) Unfinished Business

None at this time

H) Adoption and approval of an Annual Budget

The budget was approved by the Board of Directors and distributed in December. It is also available on our website: <https://www.dsirealestate.com/hoa/juniper-ridge/documents/>

2022 Financial Report

	Budget	Actual	Difference
Snow Removal/Salt			
OL 1, 3 & 5 Walking Path	\$6,000		
Sidewalk along Siggelkow	\$2,000		
Sidewalk along Holscher (lots 104, 106, 107 & 145)	\$1,000		
Around CBU's	\$1,000		
Sidewalk on Frost Aster Ct	\$1,000		
Total	\$11,000	\$5,232.50	\$5,767.50
Mowing			
OL 1	\$0		
OL 3	\$0		
OL 5	\$0		
Buffer along Siggelkow & Frost Aster Ct	\$3,250		
Total	\$3,250	\$4,217.37	-\$967.37
Landscape Maintenance (Bark, Weeds, Pruning)			
Fertilizer & Weed Control	\$750	-\$121.33	
Pruning & Weeding	\$1,000	\$500.00	
Topdress Bark Beds	\$2,000	\$0.00	
Spring Cleanup	\$1,000	\$0.00	
Fall Clean up	\$1,000	\$0.00	
Total	\$5,750	\$378.67	\$5,371.33
Maintenance	\$500	\$265.22	\$234.78
Insurance	\$2,200	\$2,306.00	-\$106.00
Misc.			
Annual Report Filing		\$25.00	
Bank Service Charges		\$193.35	
Check Printing		\$190.75	
Postage		\$212.40	
Utilities		\$221.81	
Tax Preparation		\$350.00	
	\$1,000	\$1,193.31	-\$193.31
Management Fee	\$10,189	\$10,188.96	\$0.04
ACC Admin Fee	\$6,113	\$3,056.70	\$3,056.30
Grand Total	\$40,002	\$26,838.73	\$13,163.27

Projected Income	
HOA Dues	\$40,001.18
Late Fee Income	\$85.96
	\$40,087.14
Expenses	\$26,838.73
Current Surplus	\$13,248.41
Balance of Accumulated Surpluses/Shortfalls	\$13,298.93

I) Original Resolutions & New Business

Is the village also now responsible for upkeep and mowing around the park area by the watertower?

Yes, they have always been responsible for this area.

Who shovels/plows a stretch along Siggelkow?

The HOA's contracted vendor. Please reach out if it is missed.

Do we have a plan from the village regarding their plans for further maintenance to the park. The last two years they have burned and then mowed to the ground the sections behind y house. Wondering when they will stop doing this and just let the park grow naturally?

No, you will need to reach out to them directly.

Is the village in charge of the playground area and "future hilltop village park" maintenance?

Yes, that has always been maintained by the Village.

J) Adjournment

a. Note Time of Adjournment; 7:32 pm

If you are interested in Paperless Communication; please reach out to Serena:

spretti@dsirealestate.com, she will send you the form to complete and return, to get enrolled.

