

SIENA ESTATES POA
MINUTES OF MEETING OF THE BOARD
February 21, 2023
3:30 PM

Present at Meeting: Diana Leslie, President; Greg Piper, Treasurer; Cyndi DeWitt, Secretary; Blane Gunter; Charlie Schmidt

The regular meeting of the Board of Siena Estates POA was called to order on February 21, 2023, at 3:30 pm, by Diana Leslie.

I. Approval of Previous Minutes

The Minutes of the previous meeting of POA Executive Board Meeting October 25, 2022, were reviewed. Motion was made and seconded. Approved.

II. Consideration of Open Issues

1. 2023 Budget-to-Date

Greg Piper presented the Balance Sheet of our 2023 Budget-to-Date. Total current assets are \$204,823.82. In the last quarter of 2022, we received a Shelter Insurance check in the amount of \$8,011.00 for reimbursement of repairs on our Entry / Exit Gates. He then presented the Profit and Loss Sheet. After expenses, our Net Income is \$128,088.10. We still have two outstanding checks at this time. They are to Branson Master Association and Anchor Fence. Next Greg present the A/R Aging Summary. There are five property owners who still need to pay 2023 Dues.

Greg then discussed the Branson Master Association and our dues to them. We should be entitled to some financials regarding this, but they are not available through HCW. Greg proposed that he might contact KY3 – On Your Side to get some help with more forthcoming information regarding this.

2. Gate Entry Procedure

All repairs are done. Angel has been paid \$2,800 for his repair work to the building which was damaged. One post was moved to prevent damage to building. The other three posts cannot come out of ground. The solution is to cut off the top half of the posts. Blane Gunter said he would have them cut out. We also discussed that the light in the Entry Tower needs to be replaced. Greg states that the light in the Entry tower works but is pointed down instead of up. Greg will take his own ladder to fix this as it seems our ladder is missing.

Greg then presented detailed instructions for the Gate Entry. We will be closing the front gates on _____. The items in the instructions are Key Fob, Key Pad and Entry Codes and Cellular Remote Access System. We will send these instructions out to all property owners and residents.

3. Status of By-Laws / Declarations

Cyndi shared that she had contacted Bryan Berry of Apple-Healy Attorneys by e-mail on February 2, 2023, to ask how he was coming along with review of our Declarations. He responded that he would be ready in about three weeks.

Cyndi next contacted him on February 19, 2023, with another request of the review. He replied by asking if our Committee could come to his office as it would be easier to clarify and raise comments instead of putting them in letter form to us.

Cyndi set up an appointment on Monday, March 6, 2023, at 1:30 pm. Cyndi, Greg and Charlie will attend the review meeting on this date.

4. Welcome Committee

All previous members of Welcome Committee have resigned. Diana has enlisted Mike and Darlene Dutcher who are willing to serve. However, we do need a Chairman for this committee. Cyndi will print up forms for the Committee to hand out to new residents as they move into the community. We discussed the remaining fobs that we have for gate access. The new owners should receive fobs and mailbox keys from previous owners. If they are not available, the fobs can be purchased for \$20. The Committee will send the new form with all information on new residents to POA Secretary, who will share with Ronni Haston and Greg Piper.

5. Garage Sale Coordinator

We also need a Garage Sale Coordinator, as some of the residents like to have garage sales on the days the Rec Plex has their garage sales. The duties of the Garage Sale Coordinator would be to get the permit from the City, pay the fee, put an advertisement in the local papers and put signs up on the road directing people to the garage sales in Siena Estates.

6. No Parking Status

We discussed the “No Parking” status of the new plan to paint stripes to indicate no parking around the curbs. As we have only had previous discussions but no motion on this, a motion was made and seconded that we proceed with this change of the “No Parking” status. The majority of the Board approved this change as we have indicated to the Owners that it would be done. We agreed to hire someone, possibly Mike Oliver, to do this for us.

7. Miscellaneous Items

Diana pointed out that boulders should be put back into place at the access point between houses on the south side of our community. This is to prevent a vehicle from going through this opening.

A motion was made and seconded to have the entrance area wires buried so the area looks better. Approved. Blane said that he would take care of this for us.

Also, we would like the light to shine on the flag.

Motion to Adjourn was made and seconded.

Respectfully submitted,

Cyndi DeWitt
Siena Estates POA
Secretary