

**SIENA ESTATES POA  
MINUTES OF MEETING OF THE BOARD  
January 20, 2025  
9:00 AM**

Present at Meeting: Charlie Schmidt, President; Shayla Guevel, Treasurer; Cyndi DeWitt, Secretary; Sean Taylor, Scott Pederson

A meeting of the Board of Siena Estates POA was called to order on January 20, 2025, at 9:00 AM, by Charlie Schmidt.

**I. Approval of Previous Minutes**

The Minutes of the previous Meeting of the POA Board on September 5, 2024, were reviewed. Motion was made, seconded and approved.

**II. Consideration of Open Issues**

**1. Review of P&L and Balance Sheet for 2024**

Charlie Schmidt reviewed the Profit & Loss Sheet for 2024. We had a net income of \$6,850 with \$8,800 over budget for Legal Fees and over budget of \$7,800 for repairs and maintenance due to street light repair and new gate system. Items on the Balance Sheet fell into line for 2024.

**2. Discussion of Declarations Changes (Rules and Regulations, Rentals and Chicken Coops)**

We discussed Rules and Regulations. They are on our Website at this time. They are a short and understandable listing of the most important things our Owners need to know from time to time.

We currently have nine (9) rentals in Siena Estates. To curtail rentals in the neighborhood, an Amendment to the Declarations, Covenants and Conditions of Siena Subdivision of Branson Hills would have to be proposed. This would include another section in Article VIII, Section 8.2--Prohibition on Certain Leasing and Rental shall be amended and replaced to states as follows.... The Board is in agreement to work on this. We would start with an e-mail survey to gather interest. Other neighborhoods have had success with eliminating rentals in their neighborhood.

Also, an Amendment to the Declarations, Covenants and Conditions of Siena Subdivision of Branson Hills regarding the Chicken Coop Statue SB985 is needed. A state law was passed regarding this on August 2, 2024. This is in regard to pasturing chickens. This would be an addition to Article VIII, Section 8.5 – Animals.

**3. Architectural Review Committee Update Discussion**

With Spring soon approaching, the Board will be asking that Owners contact the ARC Committee before contacting contractors for work to be done on homes. This will make the process go much smoother, and the Owner would be sure to be in compliance.

An updated Violation Letter is being discussed which would come from the Board of Directors

to ensure that members of the community are complying with the Declaration of Covenants, Conditions and Restrictions. These Declarations are the Rules and Regulations of our Property Owners Association and may be found in the governing documents. Collectively, they aim to preserve property values by requiring the maintenance and upkeep of the neighborhood and promoting a sense of community.

#### **4. Updates on Corporate Transparency Act, Emergency Service Access and Parking Issues**

The Corporate Transparency Act is something that requires our beneficial ownership information to be available to the Federal Government. However, at this time it has been decided that this does not have to be filed. However, we do have this documentation ready to go at any time if it should be required to be filed. We discussed joining the National HOA Association and the benefits it could bring to us.

We are having parking issues that relate to emergency service access. When there are cars parked on the roadway, it is hard for the larger emergency vehicles to get through. Our Siena Estates Property Owners Association Rules and Regulations state the following under Parking and Recreational Vehicles:

The guest parking areas in the community are provided for the residents and their guests and are not intended to be used for long-term parking or storage of vehicles. Residents are normally expected to park their vehicles in the garage and/or driveway of their home.

#### **5. Road Repair for 2025**

Roadway repair is planned for the summer of this year. We had \$7,000 in our 2024 Budget, and \$7,000 is planned in 2025 Budget for road repair. We estimate the cost of the road repair to be about \$21,000. We would like to take the remainder out of reserves and/or a special assessment. It is very important to keep up with the repair of the roadway every three years. Sean Taylor will get some bids for this road work.

#### **6. Miscellaneous**

We currently are using Republic Waste for our trash services. We have not signed a contract with them for three (3) years. Their price is currently the lowest of any other trash service. They have told us that if we let them know who will be away from their home for over four (4) weeks, they will not charge for that home during the time they are out of town. Members just need to let Cyndi know when they will be leaving and when they will be coming home so we can have pickup begin again with the Owner arrives back home.

It has been suggested that Epps might be a possibility for trash management. Sean Taylor will get a bid from Epps.

We do ask that Owners keep trash cans in their garage when it is not trash day. This is for the aesthetics of the neighborhood.

We discussed putting gravel around the hut in the front by the gates in order to help in the process of keeping termites out of the hut. It was discussed that for winter snow removal, the roads will be plowed if there is ice or at least two (2) inches of snow on the ground. When we

do have snow or icy weather, the gates will be left open during the storm and after until the plow goes through.

Another reminder will go out stating that Owners should call Cyndi DeWitt with any maintenance issues that Premier Landscapes needs to be aware of. Cyndi is liaison between Siena Estates and Premier.

Motion to Adjourn was made, seconded and approved.

Respectfully submitted,  
**Cyndi DeWitt**  
Siena Estates POA  
Secretary