

**SIENA ESTATES POA**  
**MINUTES OF MEETING OF THE BOARD**  
**April 6, 2024**  
**9:00 AM**

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

A meeting of the Board of Siena Estates POA was called to order on April 6, 2024, at 9:00 AM, by Charlie Schmidt.

**I. Approval of Previous Minutes**

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

**II. Consideration of Open Issues**

1. Approval of CellGate Equipment and Installation

CellGate Equipment was discussed. We discussed that the Welcome Committee will need to explain CellGate codes to new Owners and obtain the new Owners' codes.

The equipment will be uploaded next week. Sean Taylor will be the administrator of CellGate. Jennifer Taylor will input data, and all questions will be forwarded to her. Scott Pederson will be cross-trained on the system. We will need a Vendor Code for trash, Premier Landscapes, Emergency Services and Delivery Drivers.

Cyndi will post an email on the Community Board by the mailboxes regarding the new CellGate System. The email will be sent out about **1283#** phasing out on June 1, 2024. Each Owner will then need to use their own code or use their fob.

The CellGate Mobile app is available for those interested.

2. Discussion and Approval of a Vendor for Street Light Repair

We have a bid from BEI, who will pull the wire and put in copper wire to replace aluminum wire, if needed. The cost for repair for the Street Light will be \$2,300. If BEI cannot fix the problem, there will be no charge.

A motion for the bid from BEI was made, seconded and approved.

3. Discussion of Landscape Proposal from Premier Landscapes

Premier Landscapes offered a 2-Year proposal from April 2024 until March 2026, the same as the previous years' proposal.

Motion was made, seconded and approved.

4. Discussion of Fountain Pump

Brian Greenwood of Premier Landscapes pulled out the fountain pump and cleaned it again, so it is now working. It was discovered that it does not have any sealed bearings, so there is calcium buildup. Sean will continue working with Ed Quaid to research a different pump in Springfield.

5. Update of Ongoing Homeowner Lawsuit

Legal matters were discussed. May 24, 2024 is the current date of the Court Trial.

6. Discussion of Open Position on Board of Directors

Greg Piper will remain on the Board until the legal matters are resolved. At that point, Charlie will take over the Treasurer's duties. Shayla Guevel is an accountant who will help us out to make sure we are on task if needed.

7. Miscellaneous Items

It was discussed that we would like to have individual Director's Insurance for Board Members. Sean will research an insurance company for this and will get a bid for Director's Insurance.

Cyndi will send out an email to Owners who are renting their properties that the Board needs a copy of their leases for their renters. Also, the Owners should provide a copy of the Declarations, get the renters to sign this copy signifying that they have read the Declarations and are familiar with the policies of the community.

We are transferring the POA bank account from Arvest Bank to Branson Bank, as Branson Bank provides better service and interest for our accounts. Cyndi and Charlie will go to Arvest Bank in person to close the account.

We discussed the condition of the cracks in the road, and the fact that many are not sealed. Sean will contact Springfield Striping to see what the cost would be to fix the cracks.

Motion to Adjourn was made, seconded and approved. We will meet again as needed.

Respectfully submitted,  
Cyndi DeWitt  
Siena Estates POA  
Secretary