

**SIENA ESTATES POA
MINUTES OF ANNUAL MEETING OF MEMBERS
October 1, 2024
3:00 PM**

Location of Meeting:
Branson Hills Rec Plex
Branson, Missouri

DRAFT AND UNAPPROVED

Presiding – Charlie Schmidt, President
Recording Secretary – Cyndi DeWitt

I. **Call to Order** at 3:00 PM Charlie Schmidt

II. **Roll Call**

Board Members Present:
Charlie Schmidt, President; Sean Taylor; Scott Pederson

Members Present:
Suzie Anderson, Gerald and Wanna Bauer, Julie Beebe, Amelia Beede, Chuck and Tracy Bristow, Martie Burney, Ron Christensen, Connie Daly, Moira Darst, Myrna Davidsaver, Cal Gerrein, Ed Horton, Julie Kahler, Artie Lucas, Diane Lundberg, Kenneth Magerfleisch, Cathy Moore, Steve and Gae Redford, Pat Parker, Scott Pederson, Charlie and Anita Pugh, Ed Quaid, Janet Rackley, Michele Rambousek, Charles and Kelly Schmidt, Jennifer Schmolke, Sean and Jennifer Taylor, Bill Wilson, Jim Youngblood

Proxy Voters: Jamelia Anderson, Travis Brundridge, Todd Chilcoat, Richard Dalba, Cyndi DeWitt, Ron Gilbertson, Ronni Haston, Beverly Heckman, Rose Marie Malus, Pete McBride, Dan Reeves, Stacey Smith, David Shepherd, James Woollen

A quorum of 40% of the Members were represented either in person or by proxy.

III. **Ballots for Election**

Ballots were passed out for Members to vote for two Board Members: Cyndi DeWitt, Ronald Christensen, Shayla Guevel are the candidates.

IV. **Approval of Minutes from 2023 POA Meeting**

Motion to approve the 2023 POA Meeting Minutes was made and seconded. All in favor.

V. **President's Report** Charlie Schmidt

I would like to thank the current Board Members as well as those Committee Members who have volunteered their time and efforts to better our community. This has been an interesting year. Except for one lot, we are completely built out. Now we are going into a maintenance mode which will include upgrades that fit the overall neighborhood. A few of the major items that we have tackled for your enjoyment:

1. The installation of a new gate code entry system.
2. The POA has taken over the maintenance of the fountain and the pump. With that we should see some significant dollar savings.
3. The old gate video system has been re-installed and is up and running.
4. We have capped all the gate and entry poles.
5. The three gate buildings have been totally cleaned out and a new lock was installed on one building. All the windows have been sealed.
6. The same three buildings have been treated for termites.
7. We have done extensive repairs to three streetlights.
8. We have updated The Rules and Regulations.

VI. Treasurer's Report

Charlie Schmidt

Charlie Schmidt presented the financial report as of September 30, 2024. We will be over budget for 2024 on the following expenses:

Legal Expense	\$10,120
Gate Repair	\$ 5,250
Streetlight Repair	\$ 2,840
Gate Phone	\$ 1,299
Fountain Repair	\$ 588
Branson Master Association	\$ 405
Software Fees	\$ 156
TOTAL	\$20,658

BUT

We predict to be under budget on several items in the amount of \$3,706. In addition, we collected more income than budgeted in the amount of \$6,075. So that is \$9,781 that we can apply to our over budget expenses, and we net out an overall budget of \$10,877.

There was a lengthy discussion by the membership on legal expenses in reference to the lawsuit, Charles and Tracy Bristow vs. Siena Estates POA.

Presentation of the 2025 Budget:

We have budgeted \$7,000 for road repairs.

Member Dues for 2025 – Single Family Homes \$1,950; Patio Homes \$1,400

We do not anticipate a need for any special assessments for next year.

VII. Secretary's Report

Cyndi DeWitt

Committee Review

Welcoming Committee: Jennifer Taylor, Richard Dalba

Social Committee: Jamelia Anderson, Jenifer Schmolke, Pat Parker, Rosie Malus

Architecture Review Committee: Ed Quaid, Scott Pederson, David Shepherd

Decorating Committee: Nancy Lucas, Linda Pederson

Garage Sale Coordinator: Nancy Lucas

Maintenance Committee: Ron Christensen

If you are on a Committee and desire to not be on it anymore, please let me know. Also, if there is a Committee that you feel you would like to serve on, please let me know that, also. We will then review availability.

We are looking for volunteers to be on a new committee: the Maintenance Committee. If you are interested in this new committee, please let me know.

At this time, Members should report their maintenance issues to Cyndi DeWitt. Also, if there are specific irrigation issues/concerns, please contact Cyndi at CyndiJane4U@Hotmail.com (901) 634-6471. Cyndi is liaison between Owners and Premier Landscapes.

Gate Codes

If you have any problems with Gate Codes, please contact Jennifer Taylor at ozarktaylor@gmail.com.

Website

We have a new look on our Siena Estates Website. All official documents (Articles of Incorporation, By-Laws, Declaration of Restrictions, Covenants and Conditions, Architecture Review Process and other forms) are on our website. Board Meeting Minutes will be posted as soon as they are approved by the Board, which is usually a month or so until the next Board Meeting takes place. The Website address is as follows:
www.siena-estates-poa.com

Facebook Group

We now have a new Siena Facebook Group exclusive to Siena Estates residents. It is a private group, but it is not "official." This is completely voluntary and is designed to communicate with your neighbors. It should be used to sell furniture, talk about wildlife, get to know your neighbors, picnic and party invitations, etc. If you are interested, please join.

Since this group will not be monitored, we ask that any Board or ARC requests be submitted in writing or emailed to sienaestatespoa@gmail.com.

Please click on this link to join:

<https://www.facebook.com/share/rPhWPFav4eBM5a4h/?mibextid=K35XfP>

If you have any changes in your names, phone numbers, e-mails, please let me know as I update the Community Directory. The Community Directory is not on the website.

IX. Election Results

Charlie Schmidt

Cyndi DeWitt was re-elected to a three-year term. Shayla Guevel was elected to a three-year term, also.

X. Motion to Adjourn

Motion was made and seconded. All in favor.

Respectfully submitted,

Cyndi DeWitt
Siena Estates POA Board
Secretary