

**SIENA ESTATES POA**  
**MINUTES OF MEETING OF THE BOARD**  
**January 9, 2026**  
**4:00 PM**

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

A meeting of the Board of Siena Estates POA was called to order on January 9, 2026, at 4:00 PM by Sean Taylor.

**I. Approval of Previous Minutes**

The Minutes of the previous Meeting of the POA Board on September 4, 2025, were reviewed. Motion was made, seconded and approved.

**II. Consideration of Open Issues**

**1. Fountain Pond Heater**

We discussed a 750-watt heater, for the front fountain, which would run off 110 electricity. The purchase cost is \$85. There is an estimated operating cost of \$50 or more a month if it runs 24/7, which is not in our budget. It was decided that we would run it just through the winter with a 12-foot cord to keep it from freezing. Sean made a motion to go ahead with the purchase. Scott seconded the motion. All approved.

**2. 2026 POA Dues and Outstanding Balances and Interest**

Shayla shared that there were 15 Owners with outstanding dues as of this date. We decided that Shayla would contact these Owners and tell them they have until January 31, 2026, or there will be a late fee of 1.5% per month. We discussed options to pay online, but this costs the Board too much to fund this program in QuickBooks. It was decided that Owners could pay with a check or a money order.

**3. Mailing Address for POA Board and Drop Box**

We next discussed if it would be possible for the POA Board to have its own mailing address with a mailbox of our own on the right hand side of the mailboxes. We talked about the address being 600 Siena Estates. The front building has an address similar to this. It would save us the \$210 payment to the Post Office for a P. O. Box at the Post Office. Sean will research this. We also discussed a Drop Box somewhere on the Bulletin Board stand for POA Dues checks to be dropped off.

Scott mentioned that it should be a lockable, water proof metal box.

#### **4. Rental Homes and Lease Documentation**

Cyndi shared that we currently have 14 rented homes, with 5 of those being family rental situations. She has current leases on all but 2 homes. She will not send out lease requests to the 5 family situations.

#### **5. Gate Entry Repair and Insurance Reimbursement**

We currently have a repair estimate in the amount of \$3,370.47 to fix the gate that was damaged by a previous Owner in September 2025. We have an appraisal in the amount of \$2,950.09 from Sedgwick Appraisals / Vista Claims Administration, but to date have heard nothing further from them, with no insurance being paid. This would leave the net POA cost of \$420.38 if we do receive the insurance payment. Cyndi will compose a letter to Sedgwick Appraisals / Vista Claims Administration asking for some follow-up on this claim. Cyndi will also email the previous Owner of his responsibility of \$420.38 to try to get payment from him. We need to get this repaired before winter sets in to protect the integrity of the gate. Shayla made a motion to repair the gate up to \$3,500, Cyndi seconded motion. It was approved.

#### **6. Winter Weather Policy**

Criteria for plowing community roads was discussed. Premier Landscapes will make the determination on snow plowing and ice salting. Sean and Scott will always be available to confer with Blane Gunter on the decision-making for this. No individual driveways or sidewalks will be shoveled. Cyndi will send out an email to everyone about the Winter Weather Policy, and also to ask everyone to have no vehicles parked on the streets during the winter season, as Premier cannot plow around the parked cars on the public roadway. It will cause an impossible problem.

Motion to Adjourn was made, seconded and approved.

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