

SIENA ESTATES POA
MINUTES OF MEETING OF THE BOARD
September 5, 2024
3:30 PM

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

A meeting of the Board of Siena Estates POA was called to order on September 5, 2024, at 3:30 PM, by Charlie Schmidt.

I. Approval of Previous Minutes

The Minutes of the previous Meeting of the POA Board on August 21, 2024, were reviewed. Motion was made, seconded and approved.

II. Consideration of Open Issues

1. Premier Landscape Issues

Premier Landscape bills are confusing in regards to irrigation. It was determined that if a Homeowner makes changes to their irrigation system, they should pay their own charges. Re-routing should be billed to the Homeowner. Anything beyond initial start-up should be brought to the attention of the POA Board. This would include infrastructure or on-going maintenance to the sprinkler head which is Board responsibility, beyond that it is the Homeowner's responsibility. It was suggested that Blane Gunter tell the Board about any issues with the Homeowners.

Sean Taylor made a motion that all maintenance up to and including sprinkler is responsibility of the POA Board. Anything beyond the sprinkler is the responsibility of the Homeowner. Motion was seconded by Scott Pederson and approved.

2. Rules and Regulations

We continued discussion of the Rules and Regulations which have not been amended in over a year. We will make a Motion to Amend the Rules and Regulations as presented to Membership. This would be the first Amendment to be made to our AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS.

3. Roadway Repair

Sean Taylor has bids to have our roadway repaired by sealing cracked areas and re-coated with seal cote. This will cost the POA around \$20,000. It should be done next summer. To maintain maintenance, we need to put \$7,000 in the budget for road repair for three (3) years.

4. Budget for Annual Meeting

Charlie Schmidt presented 2024 Budget Year-To-Date and also the new 2025 Budget. He also presented the Profit & Loss Sheet and Balance Sheet. We will send these out by September 15, 2024, for Homeowners to view and present any questions they have before the Annual Meeting when the new Budget will be voted on. A backup plan if the new Budget does not pass is to

have a Special Assessment for the roadway repair.

5. Miscellaneous Items

There was a discussion regarding the Chicken Coop Statue SB985. A state law was passed regarding this on August 2, 2024. Charlie will keep us informed on this.

We discussed the formation of a Maintenance Committee. We will ask for volunteers.

Cyndi will send out a “Save The Date” letter for the Annual Meeting and will include a Limited Proxy Candidate Nomination form as we have a POA Board vacancy at this time.

Motion to Adjourn was made, seconded and approved.

Respectfully submitted,

Cyndi DeWitt

Siena Estates POA

Secretary