

**SIENA ESTATES POA
MINUTES OF ANNUAL MEETING OF MEMBERS
October 3, 2023
2:00 PM**

Location of Meeting:
Branson Hills Rec Plex
Branson, Missouri

Presiding – Charlie Schmidt, President
Recording Secretary – Cyndi DeWitt

I. **Call to Order** at 2:00 PM Charlie Schmidt

II. **Roll Call**

Board Members Present:

Charlie Schmidt, President; Greg Piper, Treasurer; Cyndi DeWitt, Secretary; Blane Gunter

Members Present:

Jamelia Anderson, Suzie Anderson, Julie Beebe, Amelia Beede, Martie Burney, Myrna Davidsaver, David Deckard, Cal Gerrein, Lacey Gunter, Ronni Haston, Beverly Heckman, Dale Higgins, Julie Kahler, Keith Koward, Diane Lundberg, Becky Morehouse, Pat Parker, Linda Pederson, Charlie Porter, Ed Quaid, Josette Daum, Jennifer Schmolke, David Shepherd, Sandy Stephenson, William Stoll, Sean Taylor, Jennifer Taylor, Jim Youngblood

Proxy Voters: Connie Daly, Artie Lucas, Michael Miller, Dan Reeves, Stacy Smith, Juliann Toth and Shelby Wright

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 on two Board Members. Myrna Davidsaver and Ronni Haston counted the votes after the ballots were turned in.

IV. **Approval of Minutes from 2022 POA Meeting** Cyndi DeWitt

Motion to approve the 2022 POA Meeting Minutes was made and seconded. All in favor.

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

The Amended and Restated Declarations passed by a vote of **83.72%**. Charlie thanked everyone who had worked so diligently on the updating of this important document. There were two accidents at our gates this past year. The fountain in front of Siena Estates has a new motor as well as a new spray nozzle assembly and a new interior paint job. Appreciation was expressed for Dale Higgins contributing the bench that now sits across from our mailboxes. We have two new speed signs in the community. They are both for 14 MPH. It is hoped that Members will drive slowly and carefully throughout the neighborhood.

Also, Charlie expressed financial care by this Board as we go forward. Our revenues are somewhat fixed, but our expenses continue to rise. We are working to keep expenses down and on building up our reserve account. Be aware that some year down the road, we will have a major expense, i.e., roads. So it behooves all of us to be diligent with our expenses.

VI. **Treasurer's Report**

Greg Piper

Greg Piper presented the Association's financials as of September 30, 2023. He explained that there were unanticipated expenses of \$12,701 related to roadway, gate and fountain repairs and there was also \$5,249 of unforeseen legal expense. The 2024 Budget was presented. While the overall Budget was increased by an average of 3%, the Annual Assessment will remain \$1,950 for single family homes and \$1,300 for duplexes.

A Member asked about the Branson Master Association and the C.I.D. tax. A brief explanation of our relationship to the Branson Master Association was given. Further, it was explained that the approximately \$150 per home paid to the Branson Master Association is included in the Annual Assessment collected by the Siena Estates POA. A discussion regarding the C.I.D. tax was declined as it is very complicated and we have no control over it.

VII. **Special Assessment Report**

Blane Gunter reported that there are 27-30 sections of sidewalk that are in serious disrepair and present a liability for the Association. Depending on the exact number of sections replaced, repair of the sidewalks is expected to cost between \$12,000 and \$12,900. We anticipate these repairs to be completed by the end of October this year. Once completed, there will be a Special Assessment of approximately \$150 per Member to cover the cost of these repairs.

VIII. **Secretary's Report**

Cyndi DeWitt

Our current Siena Estates POA Committees are as follows:

Welcoming Committee: Richard Dalba, Jennifer Taylor

Social Committee: Jamelia Anderson, Jennifer Schmolke, Pat Parker

Decorating Committee: Nancy Lucas

Architecture Review Committee: David Deckard, Richard Dalba, Ed Quaid, Scott Pederson

Members should report their maintenance issues and specific irrigation issues/concerns to Cyndi DeWitt at CyndiJane4U@Hotmail.com (901) 634-6471. Cyndi is liaison between Owners and Premier Landscapes.

Changes in names, phone numbers, e-mails, please let Cyndi know as she updates the Community Directory.

We have a new look on our Siena Estates Website. All official documents (Articles of Incorporation, By-Laws and Declaration of Restrictions, Covenants and Conditions) are on the Website. The Architectural Review Committee Application Form is under the *Committees* tab just below the listing of the ARC Members. The Website address is: www.siena-estates-POA.com

We have had notice of solicitors entering our community, knocking on doors for the purpose of marketing. We have a sign up that says “NO SOLICITING” but people have come onto the property anyway. We do not want to put a lock on the walking gate as so many of our Members walk through this on daily walks, etc. Solicitors can come in behind a car that is entering through the gates, too. If a solicitor knocks on your door, please tell them that there is no soliciting on our property and ask them to leave.

IX, **Miscellaneous Business**

It was clarified that the roadways will be plowed after a snowfall but that private driveways and walkways will not be serviced by the Assciation. Corcoran Family Lawn was recommended to those wanting to hire a contractor to clear their driveway and walkway.

A question was asked if we would be overseeding lawns this year. The answer was that overseeding lawns is not part of our landscaping contract.

Ed Quaid visited the Branson Fire Department and obtained some valuable information. The Fire Department will come out and check your smoke alarms and even install new ones, if needed. You would have to buy replacements, but they will come back after you have done so and install them. Just call the non-emergency number, 417-243-2790, and set up an appointment.

The Living Wall of bushes behind the duplexes have some bushes that are dead. Replacement service is not provided by Premier Landscapes. However, for back yard aesthetics, Premier can give suggestions of different kinds of plants that would grow well there.

IX. **Election Results**

Charlie Schmidt

Blane Gunter was re-elected to a three-year term. Sean Taylor 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