**Siesta Hills HOA Meeting- First Board Meeting Minutes**

**July 13, 2022**

**Call to Order of the Meeting**

Owner/Declarant of Siesta Hills/Key City Development called the First Board meeting to order at 3:10 PM on Wednesday, July 13, 2022. The Declarant invited the following to be members of the First Board: Steve Kibble Candy Mellon, Paul Holzhueter in which all Three accepted the term. Immediately following the First meeting, the By-Laws call for a Second meeting in which the Board can be made up of 3-5 or 7 members. The Declarant also invited Mike Mitchell and Dawn Hubmer to become members. All (5) of these Board Members will serve a 1-year term until the 2023 Annual meeting is established sometime in July of 2023 at that time all members of the HOA will be able to nominate other potential members for election of the Board.

The Board also conducted elections of Officers for the following positions:

Steve Kibble President

Paul Holzhueter Vice President

Mike Mitchell Treasurer

Candy Mellon Secretary

Dawn Hubmer Member at Large

Other Appointments were also appointed:

Nominating Committee: Paul H, Mike M. Dawn H

Architectural Committee: Steve Kibble, Craig Theuninck, Dawn Hubmer

A motion was made and approved by all 5 members for all elections.

**President’s Report**

Mr. Kibble updated the Board on some introductory and basic rules and guidelines that are asked from the Board. Mr. Kibble indicated that any and all Board Members will have Errors and Omission Insurance policies in place in the event of a future legal issue resulting from a Board decision. The members also talked about the idea that they are all a sounding board and will be available for any HOA to ask questions and bring issues to the Board. The Board also agreed to have Landmark Management take care of the HOA’s billing, accounting, and compliance responsibilities for a one-year term and review the annual cost’s after the first year.

Mr. Kibble also updated the Board on some of the projects that are under construction currently. The Siesta Road project should be fully completed by the end of July with intermittent opening and closures form both entrances will take place during the curbing and pavement phases. The Clubhouse has been delayed a few weeks due to the delay in the Siesta Way road project has to be completed first in order to use fill from the Clubhouse area which was engineered to be used in the road project.

Mr. Kibble also presented a pro-forma Annual Budget to the Board and was decided that Treasurer Mitchell will work with Landmark Management to have a more detailed Budget and Profit/Loss Statement available to all members by September. Mr. Kibble also asked the Board’s opinion/advice about the privacy of all members and how much information should be available to other members. The Board decided that having a private “Client” portal on the Siesta Hills Website that will provide members names and send out an email asking each member if they want to allow email and contact information on this site.

**New Business**

Board discussed changing the language on when HOA fees should be paid and decided: HOA Fee of $150/month due 12 months after purchase date of lot or townhome while Clubhouse is not available. When Clubhouse is built and operational a HOA fee of $150 will be assessed to lot owner until moved into home then billed at normal rate.

Next Meeting scheduled for September 7th, 2022.