

Siesta Hills Assc. Board Minutes, May 17th.

Call to Order of Meeting

The Board conducted the May 17th meeting and call to order was 3:07 pm. Present at the meeting were Steve Kibble, Mike Mitchell, Candy Melon, Dawn Hubmer, and Shane Bowyer. March minutes were approved along with the May agenda.

Financial Report

Financial for YTD were reviewed and discussion of some of the expenses were talked about. Eide Bailly is completing the HOA's tax return and should have this finished by June 1st.

Document of Standards

The Board reviewed and updated the document of "Standards" which will be sent out to all members while also stored on the member portal for reference. This document is considered a working document with changes to be made on a periodical basis.

HOA Fee Structure

The Board has made the changes to when HOA fee's start for new members.

- Fees begin 30 days after move-in date for townhome or house.
- Fees to begin on the 13th Month after a lot purchase regardless of if building a home or not or 30 days after the move-in date.
- Existing lots sold but no homes built will be charged the HOA fee beginning June 1, 2024.

Annual Meeting

The Board has set the date for the Annual meeting on July 19th at the Hubbard Building community room on Riverfront Drive. The meeting will be from 4-5 pm followed by a BBQ in the HUB area next to the Hubbard building. The Board has decided to add (2) more Board Members for a total of (7) which the covenants allow. The Board will seek nominations for these members and vote them in at the meeting along with voting all current Board members for another 1-year term.

Meeting was adjourned at 4:45 pm.

Siesta Hills Association Board Minutes, March 15 Meeting

Call to Order of the Meeting

The Board conducted the meeting on a Zoom call, call to order was at 3:09 pm on Wednesday, March 15, 2023. Present on the call were Steve Kibble, Mike Mitchell, Candy Mellon, Dawn Hubmer, Shane Bowyer. January Minutes were approved along with the March Agenda.

Financial Review

Financials were reviewed and Mr. Kibble talked about Landmark Management has not implemented the Budget numbers into their financial system yet. Plans are to have this available by next Board meeting or possibly having to use Quick Books to create a budget versus actual financial. Mr. Kibble commented that the snow removal cost was approximately \$6000 for this year with March to be billed out. Mr. Kibble also asked for Board approval to use Eide Bailly firm to prepare the Associations tax return and the Board approved this.

Working Document of Standards

Board discussed the procedure and intent to discuss and establish a "Siesta Hills standards" which will be published for all members. These will be standards or additional rules and guidelines which are not in the Covenants or By Laws that members will be communicated with.

Clubhouse/Project Update

Mr. Kibble updated the Board on the progression of the Clubhouse. Apex will have final plans and contractors put together by end of March and are attentively planning on an early May groundbreaking ceremony. A building calendar will be published in April so members will have an idea of the building progression.

Mr. Kibble also met with GreenCare, and they will be installing the irrigation system this Spring and installing systems in all yards that are ready to sod. Sod cutting will begin in early May depending on the weather and Siesta Hills is scheduled to be some of the first cuttings to install per the sodding companies we contracted with.

New Business

Mr. Kibble asked the Board about the frequency of communication to the members and the Board suggested to have quarterly newsletters unless some "urgent" news needs to be communicated via email sooner. Board recommended to update all members on how to utilize the member portal on the Siesta Hills website. This will be communicated to the members again in the next newsletter at the end of March.

Meeting was adjourned at 4:30 pm