

Valley Ridge Homeowners Association Board Meeting Minutes: June 20, 2016

Call to order 7:05 p.m. at the Madison West Police Station

Board in attendance: Manotee Cornett, Craig Forbes, Paul Triege, Jessie Schreiner, Kevin Thompson, Kristy Schneider

1. The Board introduced themselves to the attendees. Roll call was obtained via a sign-in sheet.
2. Annual meeting minutes from June 2015 were made available to the attendees. The Board approved the minutes from June 2015.
3. Officer & Committee Reports:
 - a. Treasurer:
 - i. The checking account currently has a balance of \$69,000.
 - ii. The 2015 landscaping expenses were planned. It was mostly expenses related to watering the new plantings that were done in 2015.
 - b. Architectural Control(ACC):
 - i. The ACC team is currently working on an audit of the entire neighborhood. They will be sending letters to the homeowners that are in violation of the Covenants.
 - c. Landscaping:
 - i. The fence was installed and looks great.
 - ii. Some landscaping has been done throughout the neighborhood. We will continue to refresh the landscaping along High Point. Landscaping repair/upgrades have proven to be more costly than

anticipated. We will do this in sections as the budget allows over the next few years, so we hopefully will not have to charge a special assessment.

- iii. Retaining walls are also in need of repair.
- iv. It was noted to not plant tall plants in the medians/traffic circle, so we do not obstruct driver's line of sight.

4. Elections:

- a. Manotee informed everyone that there were four Board positions opening up; President, Secretary, Treasurer and an Architectural Control Position.
 - i. April McHugh was nominated to be the President of the Board. She accepted and there was a unanimous vote in favor.
 - ii. Catherine Faley was nominated to be the Secretary. She accepted the nomination and there was a unanimous vote in favor.
 - iii. Craig Forbes volunteered for the Treasurer position. There was a unanimous vote in favor.
 - iv. Andy Schiltz volunteered to be the final member of the Architectural Control Committee. There was a unanimous vote in favor.

5. Old Business:

- a. There was no old business to discuss.

6. New Business:

- a. Dues Collections are on track, Lien letters will be sent to delinquent homeowners.
- b. Alderperson Barbara McKinney was in attendance, and explained her role as Alderperson for District 1.
 - i. Barbara noted that there will not be fireworks at Elver Park this year due to budget constraints. The majority of the contributors have since left the community.
 - ii. Old Mt Olive will be converted into a new Police Station; Midtown Station.
 - iii. The Old Griffs will be converted into an employment training center.
 - iv. Please visit the city of Madison District 1 website for updates on community events and other community information;
<https://www.cityofmadison.com/council/district1/>
 - v. Do not hesitate to contact Alderperson McKinney with any concerns you have regarding your community.
Phone: 608-829-0635
district1@cityofmadison.com
- c. The Board of Directors has decided to hire on a management company to help manage the Association.
 - i. We have entered in to a 3 year management agreement with DSI Real Estate Group. This contract will begin July 1st. DSI manages several Associations in Madison and Surrounding communities. Such as Grandview Commons, Smiths Crossing, and several other Veridian neighborhoods.

- ii. The cost for DSI's services is roughly \$15, 000 a year. This increase will break down to roughly \$40 per home. It has been decided to raise dues to \$150.00 for 2017. This will cover DSI's cost, and help build our Landscape Restoration Fund. Our hope is keep these dues steady for a few years after 2017 without an increase.
- iii. ACC will still maintain their duties. DSI will assist with mailings and other tasks related to the ACC.
- iv. There are several benefits to being professionally managed.
 - a. Online payment is now available.
 - b. The Board will still make the decisions; DSI will be assisting in the day to day tasks that can be very time consuming for a volunteer Board.
 - c. It can be difficult to find volunteers due to the workload; this will help alleviate the stress on current and future Board Members.

Homes in Valley Ridge sell incredibly fast due to the Associations high standards, lets continue to keep it this way!