

100 River Place Suite 1, Madison WI 53716
www.valleyridgemadison.com

Valley Ridge Homeowners Association Meeting Minutes

June 21, 2019

Call to order: June 6, 2019 at 7:03 pm at the Madison West Police Station

Board in Attendance: Mike Longworth, Craig Forbes, Kevin Thompson, Catherine Faley, Jesse Schreiner, Paul Triege, Shandar Hoagland (DSI Rep)

1. Board members acted as greeters with sign-in sheets. The roll call was obtained via the sign in sheets. There were 21 homeowners recorded as in attendance. The Board members then introduced themselves to the attendees.
2. Reading of Minutes of the last meeting
 - a. Annual meeting minutes from June 2018 were made available to the attendees. The board approved the minutes from the June 2018 meeting.
3. Report of Officers and Employees
 - a. Summary of 2018 spending vs. budget
 - i. We did well last year with expenses. Most expenses were at budget or a little under.
 - ii. \$19,000 was put into the High Point Road fence reserve fund which stood at \$70,291 as of the end of 2018.
 - b. 2019 Budget
 - i. We recast the budget as to how it is presented to homeowners. The purpose was to better track with the DSI accounting system.
 - ii. We placed the High Point Road fence reserve fund as a separate line item on the budget so as to improve tracking and management in future years.
 - iii. At this point we are under budget for landscaping as we were able to select a lower cost vendor than budgeted. This will change as we address some landscaping issues detailed in 4d below.
 - c. High Point Road Reserve fund update
 - i. Excess money from prior years goes into the reserve fund. This includes money accrued for the fence plus any money remaining from operating budget accounts.
 - ii. Going forward the plan is to add approximately \$11,500 per year in the fund or \$28 per household as explained in the earlier budget mailings. Valley Ridge has 409 homes.
 - iii. DSI will move the fence accrual money into a separate interest bearing bank account. We will maintain a separate account for operating expenses.
 - iv. The goal is to accumulate approximately \$250,000 as detailed in the budget previously sent to homeowners.

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- v. Fence warranty
 - 1. Simmons Fence installed the fence. There is a 10-year labor and 30-year materials warranty.
 - 2. The Board will review the fence condition and the reserve fund status at a point ten years from installation.
 - 3. We have a Maintenance and Repair account from which fence repairs may be funded.
- d. Delinquencies
 - i. 31 homes out of 409 homes have not paid their dues.
 - ii. Late letters and fees have been sent.
 - iii. Lien letters will be sent out soon.
 - iv. There are only three holdovers from last year which is a low number.
- 4. Reports of Committees
 - a. Architectural Control Committee (ACC).
 - i. It is the primary responsibility of the ACC to review and approve / disapprove changes to homeowner properties as detailed in paragraph C-2 of the Covenants. The committee has provided an updated request form on the Valley Ridge website.
 - b. Covenants
 - i. Valley Ridge has deed restrictions called Covenants. Every home should have received a copy of the Covenants at closing. We have also posted them on our website <http://valleyridgemadison.com>.
 - c. ACC approval procedure
 - i. Homeowners should contact DSI to begin the process of approval for updates such as, fences, patios, concrete issues, additions, siding, storm doors, satellite dishes, remodeling, etc. https://www.dsirealestate.com/wp-content/uploads/2019/04/acc_approval_process_and_application-2019-ML-revised.pdf. Where the request is trying to improve the look of the home, it will most likely be approved.
 - ii. New Fences
 - 1. New fences require approval from the ACC but a city permit is not required.
 - 2. The ACC is approving vinyl in addition to wood for fence construction.
 - 3. The city's guidelines for new fences are available on the city's website.
 - d. Landscaping update
 - i. A recent audit indicates that there are a number of dead or dying pine trees and bushes along High Point that need to be addressed. We have been told that most of the pine trees along the High Point fence have a 20-25 year life expectancy. DSI will follow up with the cost of repairs.

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- e. Newsletter
 - i. A Spring newsletter was sent out. Any volunteers to write seasonal newsletters? Contact the ACC at bod@valleyridgemadison.com or arb@valleyridgemadison.com
 - f. The Park
 - i. The ACC will look into the possibility of applying for a city grant to update Valley Ridge Park. If anyone has ideas on how to improve the park, please share it (example: new slide, updated playground, shelter).
 - ii. Residents reported that the slide at our park is not safe. Children are falling off because of the curve in the slide. Homeowners are encouraged to report this problem. <https://www.cityofmadison.com/services>. Alderperson Barbara McKinney will send in a complaint too.
 - g. Ash Trees
 - i. The city has cut down around 1,200 Ash trees including quite a few in the terraces fronting our neighborhood homes. The City is leaving notes on doors to say if the trees will or will not be replaced. Their stated timeline for replacement is within 3 planting seasons. There are two planting seasons per year.
 - ii. Alderperson Barbara McKinney said she would get more information on the replacement schedule/plan.
 - h. Property reviews
 - i. The ACC is taking proactive measures to encourage homeowners to keep up the exterior of their home and yard to enhance curb appeal. The ACC focuses on extreme cases where homeowners have neglected their property
 - ii. The ACC responds to complaints from homeowners and attempts to be proactive by providing information to homeowners on how to enhance and maintain properties. We will help with issue between neighbors as much we can. We will often refer homeowners to the city of Madison website for further help with issues. <https://www.cityofmadison.com/services>
 - i. Other property concerns
 - i. If a homeowner is concerned that changes a neighbor is making may affect their property they can contact the City of Madison at <https://www.cityofmadison.com/services>
5. Unfinished Business – none reported.
6. Resignations and Elections
- a. There are four board positions available; President, Secretary, Treasurer, and Architectural Control Committee.
 - i. President - Mike Longworth is will continue
 - ii. Treasurer – Craig Forbes is will continue

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- iii. Secretary – Catherine Faley is resigning. Kevin Thompson was nominated and elected to the position.
- iv. The Board added one additional board member in an At-Large voting position. Jesse Schreiner was nominated and elected to the position.
- b. All attendees approved the nominations and the board has been selected.
- c. Contact the Board if you want some involvement without being on the board.
 - i. Board meets every 6-8 weeks.
- 7. Original Resolutions and New Business
 - a. What is the HOA responsible for?
 - i. The HOA is responsible for common property such as the High Point Road fence, landscaping along High Point Road, the center median strips at Starr Grass, and the traffic circles within Valley Ridge.
 - ii. The City of Madison is responsible for the Valley Ridge Park, sidewalks along the park, street lights, and snow plowing of our streets.
 - b. West Police District Captain Patton attended, spoke and answered questions
 - i. He started at the West District in December 2018
 - ii. There has been city wide thefts and house entries
 - 1. Police are trying to hold those offenders accountable, especially repeat offenders.
 - iii. There are 4 officers on the night shift at the West District.
 - 1. West is a large area to cover.
 - 2. 1-2 calls can occupy all 4 officers, so it's hard to respond to all incidents at night in a timely manner
 - 3. Officers do not have the time to be proactive at stopping the thefts right now
 - 4. Suggests everyone supports our Alder in getting more officers for our night shifts
 - iv. What can we do as neighbors?
 - 1. Take away the opportunity.
 - 2. Lock cars, take keys out of cars, close garage doors.
 - 3. Cameras on houses to get images/videos of the offenders is very helpful.
 - a. Even if they are not caught right away, the images can be used months later to show they are repeat offenders.
 - 4. Send any suspicious behavior to police via email so there is a paper trail <https://www.cityofmadison.com/Police/west/>
 - v. It is believed there are two carloads of juveniles driving around in stolen cars.
 - 1. They are driving around looking for loose change, unlocked cars, open garage doors, keys, unlocked house entries.
 - 2. Seem to be the same offenders over and over.

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3. Police will not pursue a stolen car if it drives away for fear the driver is not well practiced in driving and could cause an accident with innocent people.
4. Youngest offender they know about is 13 years old
5. Many are sleeping in the stolen cars overnight.
- vi. A concern about guns was expressed by attendees
 1. One homeowner that backs up to Elver found a bullet lodged in her deck.
 2. Police believe the bullet was shot into the air and happened to land in her deck.
 3. Is there a Town of Verona/Middleton hunting zone behind our neighborhood in the Elver Park area?
 - a. Shotguns can be heard in early morning in fall
 - b. Captain Patton will inquire and let us know
- vii. Gang activity
 1. City of Madison has atypical activity compared to other cities
 2. Not a lot of gang motivated crime in Madison
 3. Stolen vehicles could be gang motivated
- viii. What should we do if we see suspicious cars lingering in Valley Ridge?
 1. Send information/photos to the police for them to just know about it. They'll look into it and if requested will follow up with the homeowner.
 2. TPatton@cityofmadison.com or 243-0503
- c. Alderperson Barbara McKinney was in attendance.
 - i. Snow removal
 1. There are complaints all over the city for poor snow removal this past winter.
 2. The city contracts out for some snow removal and there is up to 300 pieces of equipment on the streets working. Private contractors can do poor jobs at times.
 3. City clears main roads first.
 4. If you have a problem with snow and the lack of sufficient removal, contact Barbara and report it to the city. The more complaints she has the better she can fight for improved services.
 5. The Board cannot do much about the poor snow removal other than telling the city we have 409 affected homes.
 6. Complain, complain, complain, so the city knows is Barbara's best suggestion.
 - a. Email her district1@cityofmadison.com
 - b. Call the Non-emergency number 255-2345

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- c. Contact Snow Removal
<https://www.cityofmadison.com/reportaproblem/snowremoval.cfm>
- 7. We need to voice our opinion because we are tax payers.
- ii. Westfest at Elver Park is coming up
 - 1. Saturday, July 6, 2019. Noon - 5:30 p.m.
 - 2. Community Activities for Everyone Many activities for kids » Food & Beverages » Resource Networking » Craft & Gift Market and more family friendly fun! Be Our Partner: spread the word. Crafters welcome. Volunteers needed. Local entertainment welcome.
 - 3. For more information, contact: Westfest Steering Committee
WestfestSteeringCommittee@gmail.com Ald. Barbara Harrington-McKinney Common Council, District 1
district1@cityofmadison.com (608) 266-4071
- iii. Do not hesitate to contact Barbara McKinney with any concerns you have regarding your community: district1@cityofmadison.com, 266-4071
- iv. Meet our new mayor
 - 1. Yolas 8pm June 7, 2019
 - 2. Dunkin' Donuts on Gammon Road June 14 at 8am
- 8. Adjournment at 8:29 pm.

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