

**Secret Places Homeowners Association
2018 Annual Meeting Minutes**

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 30, 2018

Location: McFarland Municipal Building

Meeting Called by: Secret Places HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper:

Attendees: Please see sign in sheet

A) Roll Call;

Roll Call is obtained via the sign in sheet

B) Proof of Notice of Meeting;

Shandar to present the original mailer that was mailed to all homeowners on April 2nd.

C) Reading of Minutes of Prior Meeting;

Homeowners were provided a copy of the minutes for review.

-It was requested by a homeowner that meeting minutes are posted sooner.

No further questions, the minutes were approved.

D) Officer's Reports;

None at this time

E) Committee Reports;

Delinquent Association Dues

-There are currently 25 homes that are delinquent; we will follow up with them. If they do not pay, a lien will be filed.

It was suggested that we offer an autopay option, small portions throughout the year.

Neighborhood Committees;

The ***Architectural Control Committee (ACC)*** is responsible for architectural compliance throughout the neighborhood.

Neighborhood Association coordinates all of the neighborhood events.

Homeowners Association maintains the HOA owned green spaces.

The Board wanted to thank several people that volunteered throughout the year;

- Dozens of volunteers that helped.
- Cady's for donating their equipment for pond clean up.
- 30 neighbors that attended the stream cleanup day.
- Tierneys for donating their swans to the pond.
- Jesil donating time and energy for the Diwali event.
- Calliope Ice Cream for donating ice cream for the ice cream social.
- Several of the Neighborhood Association Board Members that donated their own equipment and funding to cover funding gaps from the events budget last year.
- Several that were for sure missed, and all neighbors that go above and beyond which helps make the neighborhood great.

Neighborhood Association report;

▪ 2017 activities

- Diwali Celebration
- Spring Egg hunt
- Children Educational Singer
- Movie Night in the Park
- Picnic in the Parks– monthly events that grew bigger each time
- Duck race and Bike parade were cancelled due to weather

- Stuff the Bus fundraiser with the Lions Club. We collected school supplies at our August and September Picnic in the Park events.
- Planned 2018 activities to be held June through September
 - Picnic in the park
 - Egg hunt again
 - Duck race
 - Stuff the Bus Event
 - Stream cleanup day (pond cleanup)
 - Thank the Cady's for volunteering their equipment to help with this.
- Does anyone have other ideas for events? Questions/comments?
 - We could prepare and donate meals for the Ronald McDonald house.
 - Build upcycled boats and race down stream
- If you'd like to volunteer to help with these events, join the neighborhood association!

HOA Report;

- City grant update – The City is more likely to issue grant money to neighborhoods that are more willing to donate their own time and energy in to the project.
 - 2017- we were issued a grant in the amount of \$1089 to be used for; Secret Places Neighborhood Building Extravaganza - series of meetings, activities, and events around the neighborhood throughout the year to recruit more neighbors into the neighborhood association, build new leaders, and increase the neighborhood association's organizational capacity.
 - 2017 plants application-We were granted several plants from Dane County in order to help fill some of our empty beds.
 - 2018 applied for fountain-Unfortunately our fountain proposal did not qualify for a grant this year.
 - 2019 ideas – We are thinking of maybe adding a gazebo to ol 8 next year. It was noted by a homeowner that lives around OL 8 that some homeowners may not want a gazebo in ol 8. Prior to installing something of this nature, we would talk to owners around the out-lot.
- Improving neighborhood input opportunities-
 - The meetings we have had...
 - People can provide input via email, via website, NextDoor, Facebook, or contact Shandar directly
 - Now that Veridian is gone, we want to increase neighbor input: Plan to move the annual meeting to October so can help with budget planning on front end, not after the fact in the spring.
 - We need to do a better job communicating things ahead of time to everyone. We'll keep working on that.

The idea of an October meeting is appreciated so homeowners can give input on what the budget should be.

- 2018 HOA Budget
 - Mowing costs were up last year since the season started in April and continued through November. This was typical for all of the Associations that DSI manages.
 - The stream pump went down at the end of the season last year, so we had LW Allen repair the pump.
 - Liability Insurance was up slightly

- Overall shortfall for the year was \$4,150.53. This will be covered by previous surpluses.

The Board decided to increase the dues this year so we can do more maintenance to the common areas. We plan to utilize the majority of the extra money to repair things that have not received proper ongoing maintenance throughout the years.

Q. What is the HOA doing for ongoing maintenance of the water features to avoid breakdowns?

A. We currently have our Water Tech on-site every two weeks to inspect all features to insure they are working properly.

Q. Can you add more detail to the budget each year? We would like to see a breakdown of the Misc category on the budget and add the existing surplus to the budget so all owners are aware.

A. Sure, we can definitely do this.

Q. Does the HOA have a reserve fund?

A. We do not currently have a line item on the budget that dedicates any funds to a reserve account. Moving forward, I think it would be a good idea to initialize this as we will need funds eventually.

Long-term maintenance needs;

Stream and ponds restoration:

- We propose to install a small fountain in the pond to the northeast (Catalina & Eagle Cave) to circulate the water to reduce algae blooms.
- Installing a wetland water filter at the stream head of the main stream (Sledding & Secret Garden) to continue to address algae blooms and water quality issues.
- Planting aquatic plants in and along the water to absorb algae bloom causing nutrients.
- Addressing erosion all along the stream and ponds which has led to sediment buildup and uneven banks.
- Trimming back and removing the overgrown buck-thorn and invasive willows around the lower pond (Catalina & Secret Garden) and retention pond (North of Catalina) and replacing them with nutrient absorbing and more aesthetically pleasing plants.
- Spraying and removing overgrown weeds along the stream, ponds, and fountains.
- Repairing and resealing the bike paths / walking paths that run throughout the neighborhood. This will be done early summer. Asphalt is not available until May.
- Repairing and improving the flowerbeds throughout the neighborhood.
- Trimming the trees and replacing dead trees throughout the neighborhood.
- Addressing drainage issues in some of the green spaces which have created standing water in areas (which adds to mosquito issues).
- Maintaining and repairing the foot bridges
- Other things:
- Gazebo... is \$6700, but Menards sells kits for \$1500 to \$3500. Any neighbors want to volunteer to help put them together?
- Any neighbors want to volunteer to help put up a sign /events board at the front of the neighborhood to list upcoming events?

Homeowners have asked to have the "rock formation" in out-lot 8 to be removed.

We are working with our water team and maintenance to have these removed. They are rather large and heavy.

ACC updates

ACC was transferred to neighborhood; the purpose is to maintain the quality of the neighborhood. The ACC will be doing compliance reviews to identify anything that is not in compliance with the CCR's. Some items may be "grandfathered in," some items may need to be fixed in order to bring them in to compliance. We may just ask you to fill out an application for items that were not previously approved. All forms can be found on the neighborhood website.

The Secret Places CCR's are valid for at least 20 years per WI state law. Some homeowners do not agree with all of the rules, and do not understand why things were changed.

Initially, the neighborhood only allowed a wood fence now that has changed to allow vinyl as an option.

F) Elections - Shandar

- HOA board
 - We need 3 to 5 board members in order to have a well-functioning Board. The commitment per month is only a couple of hours, mostly done via email. The Board meets quarterly to go over important topics. Please contact Shandar or a Board member if you are interested.
 - The Current Board of Directors has volunteered to stay in their positions unless others would like to take over.
- Neighborhood Association is looking for volunteers for the following committees;
 - Welcome Committee
 - Activities Committee

The Board would like to give a shout out to the lawnmowers and the maintenance crew for all they do!

G) Alder DeMarb update

Snowplowing has really improved over the last 2 years.

The City has a new Streets Super Intendent and more improvements will be coming.

The County is spending \$12 Million Dollars to remove phosphorus from the lakes. Suck the Muck, cleaning the tributaries that lead to the Yahara River.

Fire Station 14 has been approved; it took 3 budget cycles to get it approved. This means quicker emergency assistance for our neighborhood.

H) Adjournment.

REMINDERS

No dumping of trash or yard debris anywhere in the neighborhood. You may take things that the city doesn't pick up to **4602 Sycamore Ave.** Additional information can be found on the City of Madison's website; <https://www.cityofmadison.com/streets/refuse/dropoffsites/>

Please park at least 15 feet away from the corners so that people can see through intersections.

Stay in touch with your neighbors!

<http://www.secretplacesneighborhood.com/>

nextdoor.com/joinCDXUKC

facebook.com/groups/secretplacesneighborhood/