

Silver Spring Estates Homeowners Association

2018 Annual Meeting Minutes

Meeting Date: April 11th, 2018 5:30pm

Location: Pauline Haas Public Library

Meeting Called by: The Silver Springs HOA

Type of Meeting: Annual Association Meeting

Facilitator: Shandar Hoagland, DSI Real Estate Group

Note Taker & Time Keeper: Christine Chapin

Attendees: Please see sign in sheet

Agenda Item:

A. Roll Call;

Roll call was achieved via the Sign in sheet.

B. Reading of Minutes of the last meeting;

2017 Meeting minutes were provided for all to review and approve.

Q. What is the plan for the park?

A. There is no plan and there was never one set. This is usually done and planned for in the beginning of the development. Shandar will bring it back to the builder or developer for further consideration.

Q. Do we know how far the bike path will go?

A. From my understanding it is the dotted line on the neighborhood map.

Minutes were approved

C. Consideration of Communications;

Shandar presented the original mailing as proof of Notice of Meeting.

D. Resignations and Elections;

None at this time

E. Reports of Officers and Employees;

None at this time

F. Reports of Committee;

None at this time

If homeowners still do not pay, a lien will be placed on the home.

Q. Who pays for lien costs?

A. The homeowner that is in default.

G. Unfinished Business;

H. Original Resolutions and New Business:

Q. Who is responsible for trash clean up throughout the neighborhood?

A. Our landscape vendor will do a spring clean-up in the HOA maintained areas. Veridian will have someone clean the work sites and vacant lots.

Q. Do you get bids annually for services to ensure that we are getting a competitive rate?

A. Yes we get multiple bids for services annually and only do one year contracts.

Q. What areas does the snow removal line item cover?

A. The HOA clears the snow on Legacy Trail sidewalks up to lot 16 and in front of out-lot 9.

Q. Who is monitoring the algae build up in the ponds?

A. Matt is on site and lets me know if anything needs to be addressed. We also have our Landscape vendor keep an eye on it and treat when necessary.

Q. Is there a plan to add a fountain to either pond?

A. Not at this time, storm water ponds are self regulating. We will monitor both ponds to see if we need to add one in the future.

Q. If there is a problem with either pond, who is responsible for the bills?

A. Since they are both owned by the HOA, it would fall to the HOA to pay for repairs.

Q. Will there be a buffer of plants in out-lot 4 like out-lot 9?

A. We can check on the guidelines for the pond. If we are allowed, we will ask our mower to leave a buffer of plants.

Q. Is there a plan to install street trees?

A. No, there will be no additional trees planted in the terrace area.

Q. Are there going to be sidewalks all through the neighborhood?

A. Only the ones that are in the plan like on legacy trail.

Bike paths: what phase would they be done?

They are the dotted red lines. Depends on what phase is next. Likely phase six. Which ever sections that coincide with the building of the path.

Q. Regarding vendors for snow removal, have we used different ones every year?

A. Yes we have changed twice. We are still looking for a new one for this year.

Q. Is the vendor change a performance issue?

A. Yes, we had communication issues and the performance was subpar. If anyone has any good local vendors, let Shandar know.

Q. How is the pond being treated when needed?

A. Shandar does not know what precisely they use. She will find out what specifically is used.

Q. There is a large pile of mud between lots 50 and 58. When will this be cleaned up?

A. Shandar will ask Matt.

Q. Will there be a crosswalk for the high school?

A. Public works will be contacted by a volunteer HOA member.

Q. Can we get a no u-turn sign and no student parking sign?

Students are speeding through there. This is becoming a problem.

A. They are public streets and so we can't keep them from parking their cars there.

We can contact the board of trustees or superintendent.

Shandar will also follow up with police department

Q. What percent of the neighborhood is sold?

A. 49 out of 137 homes are (including twin homes) sold. Roughly 36%

Q. When is the water tower going in?

A. Next summer 2019. Shandar will share renderings when Matt sends them.

Q. How many duplexes are going in?

A. We do not know yet, this will be decided once we get to that phase.

Q. How long will it take to finish the neighborhood?

A. This depends entirely on sales.

Q. Are twin homes purchased outright or do they have their own HOA?

A. They are a part of the Silver Spring HOA. They have same rules and regs; just share a wall with their neighbor.

Q. What are the financial gains on the reserve account?

A. Shandar will ask our accountant.

Q. Can we get a cheat sheet for things like who to contact for new mailboxes.

A. Shandar will help get this info out.

* Shandar recommends having a group shared mailbox paint can.

BUDGET:

Mowing costs were over budget by \$1808.80

-the mowing season for 2017 was extra-long; it started in April and went in to November. We budget for 22 mows per season and we had at least 28 last year.

Q. What does the HOA mow? Seems very expensive.

A. Anything that HOA must maintain like out lots 1,4,5,6,9 and the sign.

Silver Spring Estates HOA

Bi-weekly mowing of the terrace area (between sidewalk and curb) as well as 2-3 mower widths on the other side of the sidewalk on areas shown in yellow

Monthly weeding and maintenance of landscape median (shown with arrow at entrance)

Bi-weekly mowing of entry (shown as OL 1)

Bi-weekly mowing (2-3 mower widths) along paths in OL 1 and OL 7

Bi-weekly mowing (2-3 mower widths) of grass area adjacent to road (OL 4 and OL 5)

Monthly weeding of entry landscaping (shown as OL 1)

Mowing area around detention ponds (OL 4 and OL 9); typically 3-4 times throughout season, depending on lawn growth

Q. Are we getting a better vendor this year?

A. Yes, we will be switching this year. Shandar has 4 options on the table.

Q. Are we adjusting the landscaping budget based on surplus for 2018?

A. We kept it the same for 2018 because new circle along Masters will be completed, but we didn't add any extra to pay for it since we had a surplus.

Q. Was mowing the same company the last 2 years?

A. Yes, and this year we are changing vendors.

Q. What's included in misc. category?

A. 2017 Misc. items were;

a) Annual report Filing	\$10.00
b) Bank Service Charges	\$119.40
c) Postage	\$56.91
d) Meeting minute Taker	\$50.00
e) <u>2016 Tax Preparation</u>	<u>\$350.00</u>
Total	\$586.31

Q. What utilities does the Association pay for?

A. Electricity for the entry sign lights, irrigation system and storm water.

Q. How do we reach the total number of dues?

A. Veridian pays for all HOA dues for lots not yet purchased.

Q. Where does the surplus go?

A. It stays in the operating account until it is decided to use it in the future on potential shortfalls or neighborhood improvements.

Q. Did Veridian decide to not do the park?

A. It was never on the neighborhood rendering that a park would be added.

Shandar will be bringing it back to land committee. We can always do a survey and see how strongly people want.

- Side note by homeowners that it's very expensive to maintain a park and insurance and HOA should consider if that is a financial burden that we want to undertake.

Shandar can get insurance number from Mequon's park.

Motion to accept budget- accepted

Q. Can we have more meetings?

A. Potentially, we are open to suggestions.

Q. Who notices any issues and is responsible for letting Shandar know?

A. Matt is the eyes and ears on site. We also rely on homeowners to relay any concerns they may have. Shandar does do tours of the neighborhood, but typically only quarterly.

Q. Can we get a neighborhood watch committee together?

- Homeowner: Village holds neighborhood watch meetings you can attend and get usefully information.

Q. Nextdoor: is everyone aware?

A. we will add it to the quick facts sheet that Shandar is putting together.

Tim will share info and link.

Q. How does Shandar communicate after meeting?

A. Shandar posts them to the website, and can email the mins to those she has email addresses for.

I. Adjournment.

The meeting was adjourned at 6:34