

**Smith's Crossing Homeowners Association**  
**2018 Annual Meeting Minutes**  
**Facilitator: Shandar Hoagland, DSI Real Estate Group**  
**Meeting Date: May 30, 2018 6:00pm**  
**Location: Sun Prairie City Hall**  
**Meeting Called by: Smith's Crossing HOA**  
**Type of Meeting: Annual Association Meeting**  
**Note Taker & Time Keeper: Christine Ramkey**  
**Attendees: (Please see sign in sheet)**

**Agenda Item:**

**A. Roll Call:**

- Obtained via sign-in sheet

**B. Proof of Notice of Meeting:**

- Copy of notice presented that was sent via USPS to all addresses in HOA

**C. Old Business; Reading of Minutes of Prior Meeting**

Since there were no questions or concerns, the 2017 minutes were approved.

We will be doing repairs to the carriage lanes this year. Please let Shandar know if you notice any carriage lane issues.

What green spaces and sidewalks are owned by the Association?

Shandar refers to the neighborhood map where these areas are labeled. Please contact her with any issues with green spaces or snow removal not being handled.

**D. Committee Reports:**

- None at this time

**E. Officers Reports:**

- Delinquent Association Dues  
There are currently 37 homes that are delinquent

**F. New Business:**

Why do we only have 1 meeting a year?

-The documents only state for one meeting for the year.

On brown bear way in the median - the bushes obstruct visuals from the corner and pose a turning threat. Would we be able to get a different type of plant that does not grow as high?

-Shandar will talk to the landscaper and gardening company.

Can we address any of the dying shrubs and plants?

-Yes we are working with the gardening company and have budgeted to have this done this year.

How do the covenants add new homes to the plats?

-The homes that are planned have been in the Covenants, if they need to add new land (like the McCoy Property, they will re-plate the lots.

FYI: Meeting 6:30 to 7 on Wednesday to go over the Veridian concept plan to expand the new building area. Tuesday at 7 in city hall there is another meeting for planning committee.

How does the addition of the McCoy Property effect the handing over the HOA to the home owners?

-Veridian will maintain control until all homes are sold (including the McCoy Property Homes).

Why does the city not maintain the median grasses?

-These are things that are discussed between the developer and the City when they are developing a new neighborhood and then it is written in the covenants.

Can the ACC issue a clarification on fence types and heights? There seemed to be a discrepancy between city ordinance and ACC covenant's.

- Shandar will reach out to ACC or look in covenants.

What will be developed next?

- Phase 17b by White Oak Drive and O'Keeffe by the traffic circle closest to Walmart area. Also phase 18 down off Leopold way. 727-704 will be done next.

Retention ponds: Are the retention ponds needed? People dump their grass build up and geese swarm to them.

- Yes, in most new developments there are retention ponds to help with storm water management. Most of the "Retention Ponds" in the neighborhood are a part of the marsh and were here prior to the neighborhood being built. They are needed to alleviate potential flooding of homes. These are all owned and maintained by the city. There are environmental rules we need to follow. We added a few fountains and we treat one of the very bad ponds. Maureen can talk to the city about the other ponds that they maintain.

A homeowner addressed the room regarding the use of pesticides in the common areas.

He has asked that the Association look in to switching to organic options or not using pesticides at all.

- Shandar will talk to the Developer and our vendors to see what our options are.

Who maintains the overhead lighting in the common areas near the gazebo?

- These are maintained by the Association.

Should homeowner's garbage cans be stored inside?

- Yes they should, they need to be out of sight.

We send letters to those in violation.

In the carriage lanes, the plows are having issues with people parking sideways and blocking the road.

What happens when cars are parked in the carriage lane?

- We send violation letters and sticker cars and the police are notified.

## **Budget:**

We budget for 22 mows and last year we had a total of 28 mows and well as additional landscape maintenance due to it being a "perfect growing season".

We requested bids for replacement work to be done on the medians from our previous vendor and it was not getting done, so we decided to move forward with another company.

Who is in charge of taking care of split rail fencing when you come into the neighborhood?

- The fence is located on City land, Shandar will look in to who maintains it.

The bike path between Don Simon and Sky Blue has big divots in it. Whose responsibility is it?

The City is responsible to maintain the bike paths.

Can we get the gravel paths re-paved? There are parts that have completely washed away.

- Yes, we will work on this in the upcoming year.

The area that is staked out for the condos is over grown with 2-foot high grass

- Shandar has reached out to the property owners and will again to make sure it's mowed.

Did we budget to repair the carriage lanes this year?

- Yes we did. In fact, we have a reserve account for this very reason.

In what context do we need 97k in a reserve to set aside?

-We have been saving each year; sooner than later we will need to completely redo the carriage lanes and that price tag will be very high. We don't want to have to do any special assessments.

Can we kick more than \$250.00 for the block party?

-We can definitely look in to it. It depends on how many people in the neighborhood attend this function.

Is there anything in the covenants about the houses being rental properties?

-No- there are no restrictions on rentals.

#### **SP Police:**

Ben assigned to our division- encouraging others to form relationships with your neighbor! You can go to the city of SP website to be updated.

Don't leave valuables in cars and make sure to close all doors and windows at night.

Overall how is crime in SC?

We have not had any problems in SC for a long time. Years ago there was an issue but that was a long time ago. No active complaints.

#### **G. Adjournment:**

Since there were no more questions, the meeting was adjourned at 7:04 pm.

STAY IN TOUCH WITH YOUR NEIGHBORS!  
Visit the Smith's Crossing HOA Facebook Page and at [Nextdoor.com](http://Nextdoor.com)