

Birchwood Point Homeowners Association

2017 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: March 13, 2017 6:00 pm

Location: District 12 Fire Station

Meeting Called by: Birchwood Point HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Christine Chapin

Attendees: Please see Sign in Sheet

Agenda:

A) Roll Call

- a. Proof of attendance reached via sign in sheet
- b. Introduction of Shandar with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. 2016 meeting minutes were provided for review and approval.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners

D) Resignations & Elections

- a. None at this time

E) Reports of Officers & Employees

- a. None at this time

F) Reports of Committees

- a. None at this time

G) Unfinished Business

- a. None at this time

Q. How many houses do we have sold and closed?

A. 84

H) Original Resolutions & New Business

- **Q. The intersection of Sugar Maple and Rustling Birch- lots of turning without yielding. Unprotected intersection.**
- **A. The best option to get a resolution is to contact our alderperson. Please contact Paul Skidmore; Phone: 608-829-3425 or district9@cityofmadison.com Shandar will also reach out to him.**

Q. Regarding lots 149-153 Arbor Mist Pass;

These lots reach past the tree line and make it difficult for owners to mow a section of their property. How will this be handled?

A. The HOA is responsible to mow the grassy area behind lots 149-153. There is an Access Easement (5' wide) on home site 136 (east property line near lot 137) for HOA to mow area behind home sites 149-153. There is a concern from a homeowner that their landscaping will be mowed over. Please contact DSI if the vendor damages your lot in any way and we will have them remedy it.

Q. There is a lot of trash and water bottles on Blue Moon Dr. Construction workers are leaving trash beer can, nails puncturing tires.

A. We will contact Veridian about these issues and we recommend you do the same if you notice anything.

Q. It has been noticed that pets are being let run free on undeveloped land, is this allowed?

A. Little HOA can do about it. Options are contacting the police, contacting apartments and others to let people know that the pets need to be leashed.

Q. When will the park open?

A. June of this year. Shandar will put rendering on website and in minutes.

Q. Cul-de-sac at end of Rustling Birch, there is a bike path. Are there plans to do anything with that area?

A. Unknown, this will depend on what is being developed in that space.

Q. What are we planning to do with the reserve balance?

A. Not earmarked to do anything with it. We will hopefully be able to reduce annual dues once neighborhood is developed.

Q. Are there going to be trees between sidewalk and lot (terrace area)?

A. Yes, the City will plant a tree in the terrace. Each homeowner fronting the tree will be assessed as part of their real estate tax bill.

Q. When is the projected completion of the neighborhood?

A. If there are no changes to the plat, then the neighborhood should be complete in the next few years.

Q. Where is the next phase?

A. Phase 8 consists of lots 90-109 & 132; Phase 9 will be lots 174-186, 206-208 & 212-220.

Q. Has city park #9 been approved?

A. Not that we are aware of.

Q. Will Sugar Maple Park be a city park?

A. Yes, it is a City of Madison park. The HOA will maintain it for 3 years and turn it over to the City to be maintained.

Q. Regarding the Budget Surplus.

What is the plan to keep in reserve? Some concern that we are not going to keep enough in reserve. The numbers for maintenance seem low. And some trimming etc is not accounted for. Making sure we keep a good surplus.

A. There is no set amount that we are trying to reach. Until the neighborhood is fully built, we will not know what it will cost annually to maintain. We can only make an educated guess at this point.

Q. Who will be mowing and who to contact if there is a mowing or snow issue?

A. We have contracted with Olson Toon for this year, please contact Shandar if you notice any issues.

Q. Could we use the surplus to do some nice landscaping in the future?

A. Yes, it can. Shandar will get bids from Olson Toon to see how much that would cost, and what our options are.

I) Adjournment

a. Note Time of Adjournment; 6:30pm