

**Village at Autumn Lake HOA Meeting 2/26/2018**  
**6:00pm to 7:00**  
**Fire Station 13**  
**6350 Town Center Drive**  
**Madison, WI 53718**

**1. Roll Call**

- Roll call is obtained via the sign in sheet.

**2. Proof of Notice of Meeting or Waiver of Notice**

- Shandar provided the letter that was mailed to all homeowners for review.

**3. Reading of Minutes of Prior Meeting**

-N/A as this is the first Village at Autumn Lake annual meeting.

**4. Officers Reports**

- Todd Wozniak from Veridian Homes takes the floor  
Todd says that it's good to deal with Veridian directly with construction questions, this is an exception.

1.) Charter doesn't usually commit up front with new houses until more people have moved in. Veridian apologies for this issue.

2.) Todd goes over development plan map.

- a. Private Park that will be installed sometime mid to late summer.
- b. More houses will be built around the apartments.
- c. Path has been cut around the lake for hiking. It is still grass but there are plans to have it gravel or paved.
- d. You can fish- the lake is stocked annually. Please catch and release. Working on treatment of lake and vegetative removal. Looking to make this the masterpiece of east side Madison.
- e. It is possible that there will be a community dog park

**Questions for Todd:**

What would deter a dog park? Who would vote on this? HOA?

A. Veridian and City will make the decision.

Will you be developing a sledding hill?

A. That is the vision, but we are not sure, it will be dependent on future phasing.

Safety concerns: There are RV's parking and staying for extended periods of time.

A. Police are aware and know of these people. They are working on removing them from the neighborhood.

Who can use the lake?

A. Everyone can use it, but the HOA maintains and has control of the lake.

Are there any City bus stops planned for the neighborhood?

- A. You would need to reach out to the City regarding bus lines as neither Veridian Homes nor the HOA are involved in those decisions.

What are the chances that the school goes up in the next 4 years?

- A. Sun Prairie school system owns it, contact them for more information.

Shandar Hoagland from DSI Real Estate Group takes the floor and conducts the rest of the meeting.

**5. Committee Reports - NONE**

**6. Elections - NONE**

**7. Unfinished Business**

**8. Adoption and Approval of an Annual Budget**

**9. New Business**

When will the neighborhood be conveyed to the homeowners?

- A. When everything is 100% sold they turn it over to the community.

How do we have a voice?

- A. Veridian is very receptive to the community. They send out mailers and want to hear from everyone on what they want and what they don't want.

Worried about the city now servicing the neighborhood.

- A. We do not clean the back sidewalks or back alleys. The city is responsible. If no one complains they don't do it, we need to always stay on them. Please do not hesitate to reach out to DSI if you see any issues and they can contact the City as well.

On the budget, what are we being charged for mowing expenses? We only have one traffic island, why is it \$1,300 to mow a traffic island? It wasn't planted for most of the year.

- A. The HOA is responsible to mow the terrace in front of lots 1095-647 and the median,

People are parking by the lake to partying and fish.

- A. Shandar will reach out to the Madison East Police Department about this and have them keep a close eye on it. Please feel free to call them if you notice any strange occurrences happening.

Construction workers are speeding though the neighborhood. And others.

- A. Shandar will let Veridian know.

We are having trouble with the construction workers parking people in.

- A. Please let Shandar know, or call the cops directly.

If we don't have any control over the vendors, how do we control and ensure that the budget does not inflate out of control. How are we notified?

- A. DSI collects 3 bids for each service annually. We work to keep your dues down and budget realistic. HOA only pays the houses that are built; Veridian pays the balance of the expenses.

What do the electric and water bills cover?

- A. There are aerators and fountains in the lake that the HOA pays for. We have reduced the time the fountains are on as well as turning the lights off at night to reduce the cost.

How many vendors are working annually to maintain the lake?

- A. Olson-Toon and the Bruce Company assist in the lake maintenance.

What was the \$2,686.50 General Maintenance cost for?

- A. \$2,637.50 of this cost was the cost to mow around the lake; the other \$49 was for a maintenance call.

Where in the bylaws is the 100% then Veridian turns it over to HOA mgmt.?

- A. This is located in the CCR's on page 4, A-4) A) Responsibility for Assessments; in this paragraph it states the "Declarant shall turn over the Association". There is not specific time frame for this to be done. Typically Veridian will convey when all lots are sold.

Do we need to have a certain amount in the reserve at all times?

- A. No there is nothing that says we have to maintain a certain amount. But we don't know how much it's going to cost to maintain the lake annually so we are being cautious and saving money for future expenses.

Where do you see our HOAs fees going in the next 5 years?

- A. Hoping they would stay the same or go down. This year is only estimation, but based on bids that we have received, we have an idea that it will hopefully remain around the same.

## **9. Adjournment**