

# **Meadowlands Homeowners Association**

## **2018 Annual Meeting Minutes**

**Facilitator:** Shandar Hoagland, DSI Real Estate Group

**Meeting Date:** May 16, 2018 7:00 pm

**Location:** East Madison Police Department

**Meeting Called by:** Meadowlands HOA

**Type of Meeting:** Annual Association Meeting

**Note Taker & Time Keeper:** Christine Ramkey

**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. 2017 meeting minutes were provided for review and approval.  
-Approved

#### **C) Consideration of Communications**

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

#### **D) Resignations & Elections**

- a. None at this time

#### **E) Reports of Officers & Employees**

- a. 30 Home owners are currently past due. Late letters will go out next week. Lien filling is the next step.

#### **F) Reports of Committees**

- a. None at this time

#### **G) Unfinished Business**

- Can we add speed limit signs on Littlemore drive? Or slow down signs for yard?
- Shandar will reach out to Alderperson and to Police about these issues. Recommends other homeowners also reach out to get things moving to resolve issue.
- HOA member recommends asking the alderperson for speed bumps.

-Can we add lights to the park?

-This is another question for the City, we can reach out to Alderperson, and we recommend that you do as well.

-Any idea when they are extending Milwaukee Street?

-No, we do not have any new information on this.

- How many more homes need to be sold in the HOA to be conveyed?

-Less than 20 lots left to sell. 283 total in assessments in association. About 1 more year estimated until HOA reaches capacity.

-Snow removal concerns for carriage lanes and streets need to be directed to the City of Madison. The more complaints the better, please use the "report a problem" link on their website; <http://www.cityofmadison.com/reportaproblem/>

-Can we make an amendment that says they don't need to pay for trash removal on the carriage lane?

-Shandar will look into if it's possible to change.

The Docs can only be changed after 25 years from the date recorded. And you would need a majority of homeowners and the City to agree to the terms.

(Part E-1)Term of the CCR's)

- After reviewing the minutes and answering questions, the minutes were approved. .

#### H) Original Resolutions & New Business

What is the annual HOA fee for 2018?

The dues home are \$114.67 for 2018

So many pee spots from dogs walking in the nice weather. Can we send a friendly reminder that people should try to stop dogs from peeing on everyone's grass and burning it?

Will send out a notice with mailer and a friendly reminder to dog owners.

Fences: there is a fence on the corner of Wind Stone and Reston Heights. We were told that registered letters were sent to put owner in compliance. Nothing has changed and the fence has become decrepit. Two others have popped up that are not matching.

The ACC will need to go out and take a look at this issue. Shandar will let them know that this is an issue.

-Who is the Board of Directors?

-The board of directors is Veridian.

-What does DSI do for the Management fee?

Here is a list of the services that DSI handles for the Association;

1) Follow requirements and procedures set out in the Bylaws.

- 2) Hold annual meetings.
- 3) Send/prepare all paperwork for the Association.
- 4) Keep roster of current homeowners & incorporate all new sales.
- 5) Prepare an Operating Budget annually.
- 6) Accounts Receivable. (This includes offering online payment options. Also includes filing liens for unpaid dues as needed.)
- 7) Maintain Accounts of Association Funds.
- 8) Accounts Payable.
- 9) Maintain Current Books and Records.
- 10) Submit Annual Reports to WDFI.
- 11) Available for any homeowner inquiry calls/concerns.
- 12) Enter into contracts for utility maintenance, trash removal, etc...
- 13) Solicit bids annually.
- 14) Regularly inspect neighborhoods to determine any physical improvements and maintenance needed.
- 15) Oversee the employ and performance of all sub-contractors required for neighborhood operation.
- 16) Maintain/Obtain insurance.
- 17) Work with Board of Directors.
- 18) Provide neighborhood information on DSI website.

**Can we add structures to our home?**

**You have to go through the ACC for any external changes.**

**[acc@veridianhomes.com](mailto:acc@veridianhomes.com)**

**Sewage- There was a letter that was sent out about paying extra for the sewer line. Contact your homeowner's insurance provider to make sure that you are covered by insurance. You can email your insurance agent and find out what steps to take to make sure you are insured.**

**We would like to have ACC make routine inspections to find violations.**

**We will pass this request on to the ACC.**

## **BUDGET**

**We were over budget by \$3,533 for 2017.**

**We went over in mowing and landscaping due to the "perfect growing season." Storm water costs are under the Utilities category and went up from excessive rain last year. We went over in maintenance due to additional trash removal cost on carriage lane homes that were added.**

**We are going with least expensive vendors we can find to try and keep dues low.**

**What does the HOA maintain?**

**Out lot 14, 3 medians on Milwaukee Street and Wind Stone Drive.**

**Shandar will reach out to make sure the city is not mowing the out lots HOA maintains.**

**Will there be a special assessment this year?**

**No, there is not very much extra to save for since this HOA does not have a lot of capitol improvements to maintain.**

**What is maintenance and utility?**

**Storm water through-out the association. Maintenance is for trash removal.**

**\*Any vacant lot dues are paid for by the developer.**

**Last year we added trees and had to replace some, a cost that will not be in the budget for next year.**

**l) Adjournment**

- a. Note Time of Adjournment; 7:49 pm**