

# Order of Business

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Annual Meeting Agenda for the  
***Homeowners Association of the Meadowlands, Inc.***

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TO BE HELD TUESDAY MARCH 5TH FROM 7:00 PM TO 8:00 PM  
MADISON EAST POLICE STATION  
809 S THOMPSON DR.  
MADISON, WI 53714  
Note Taker and Timekeeper: Anne Olson

- A) Roll Call;  
Obtained via sign in sheet.
- B) Proof of Notice of Meeting;  
Shandar presented the original letter that was mailed to the homeowners.
- C) Reading of Minutes of Prior Meeting;  
Approved by attendees.
- D) Officer's Reports;  
a. Delinquent Association Dues. 62 are still due out of 288. Late letters will be mailed out soon.  
**Q: If we choose to self-manage, who will be responsible to collect the dues?**  
A: It will be up to the board if they want DSI to continue to collect and or manage.
- E) Committee Reports;  
a. None currently
- F) Elections;  
a. Election of a Board of Directors (if a quorum is present)  
b. Volunteers for Board of Directors (if a quorum is not present)
- G) Unfinished Business;  
**Q: How do we know if the ACC was out to check the un-approved fences?**  
A: Shandar will reach out to the ACC to report the issue again. The ACC does not report to Shandar.
- H) Adoption and Approval of an Annual Budget
- I) New Business;  
**Q: What is the difference between the ACC and the board?**  
A: The ACC handles all exterior structures such as sheds, fences and all exterior changes. The board will decide how the HOA will maintain neighborhood tours, letters, payments, etc....

**Q: Can the ACC change the rule about sheds?**

A: The way the covenants are written they stay the same for 25 years since the original documents were signed (first signed in 2004). A lawyer would need to review the documents and the HOA would need to be at a 51% vote to make changes.

**Q: What will the board of directors do?**

A: The board will take care of everything. They will decide if you want to self-manage, hire DSI, or hire a new management company to take over.

**Q: Will there be a steady rise in the HOA dues if DSI continues to manage?**

A: It should stay the same. Your current contract is through the end of the year.

**Q: How many people can serve on the board?**

A: 3-5 people can serve on the board according to the by-laws. There are 3 listed positions. However, you can have people at large to help as needed.

**Q: What has DSI done in the past with the surplus? Is it used for snow removal?**

A: The surplus is used when we have expenses that go over our yearly budget. The snow removal in your neighborhood is minimal. The HOA is only responsible to remove snow on about 100 yards of sidewalk.

**Q: Who can we send complaints to regarding the greenspace maintenance and snow removal of city-maintained areas?**

A: You can report the issues to; <http://www.cityofmadison.com/reportaproblem/>

**Q: Who can we contact about a sump pump draining into the carriage lane. It is causing algae and degrading the concrete.**

A: You can contact the city of Madison; [cityofmadison.com](http://www.cityofmadison.com)

**Q: Will the management fee carry over to the board if we self-manage?**

A: No, the management fee is for DSI's services. The fee will only carry over if you choose to retain services from DSI.

**Q: Why isn't the HOA notified of amendments to the docs?**

A: It states in the covenants that while the HOA is under the developer's control, they can make changes without notifying the HOA.

**Q: What is being developed at the corner of Wind Stone and Milwaukee Street?**

A: The land is slated for Multi-Family Units. You can contact the city zoning committee to discuss the plans and phases.

**Q: Do Twin Homes pay dues also?**

A: Yes, if the homes are within the association. The homes on Wind Stone and Milwaukee Street are included in the HOA. Everything on the map pays HOA dues.

**Q: What is a good resource for neighborhood information?**

A: The Next Door app is a great way to stay connected!

J) Adjournment; 7:47pm

**PLEASE NOTE:** Meeting attendance will be limited to owners of Lots; guests are not invited to attend the meeting.