

Smith's Crossing Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 26th, 2020

Location: Online via Microsoft Teams

Meeting Called by: Smith's Crossing HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams attendee download
- b. Introduction of Shandar with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

Emailed out and posted on the DSI website: www.dsirealestate.com

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. Currently there are 7 homes that are past due for the year. Liens were filed on the seven homes – the only way the dues will not get paid is if the homes go into foreclosure.

F) Reports of Committees

- a. None at this time

G) Unfinished Business

Q: Where are the old minutes posted?

A: On the DSI website: www.dsirealestate.com

Q: Last year we talked about budgeting to replace the carriage lanes in the old parts of the neighborhood

A: We did quite a few repairs, We spent around \$6,000 on carriage lane repairs in 2019.

Q: I thought that we were replacing them?

A: No not yet, we are budgeting to replace them in the future.

H) Original Resolutions & New Business

Q: Did we get a new snowplow vendor for the carriage lanes? They damaged a lot of landscaping and lawns this year. Are we continuing with the same service going forward?

A: We use Olson Toon each year, we have since the neighborhood was first being developed. Because of how large the property is, they offer us the best deal for work that needs to be done. We tried to separate things between two vendors, but the price was almost double. I would recommend putting up stakes at the end of your property but let me know if there is continued damage and I can reach out to them.

Q: Can you touch base on the walking paths that are supposed to be throughout the neighborhood, why are the gravel paths not being maintained?

A: The Developer asked us not to keep it up because they do not want a gravel path throughout the neighborhood, nor does the city. The city is planning on putting in paved paths. They did ask that some of the path we stop maintaining and let overgrow because they are not part of the City of Sun Prairie's comprehensive plan.

Q: There is one stretch of path that has not paved yet by the new little pocket park, is the plan to get that paved this year?

A: I will reach out to the Veridian Land Department and see if they have further details on this.

Q: What is in our reserve and will our dues increase this year due to the budget shortfall? Are we cutting back anywhere else?

A: The main reason for the increase in HOA fees was the cost of snow removal across the board. We increased the snow budget for all HOA's. Your HOA had \$30,000 of snow removal in one month in 2019 and we have never seen that before. So unfortunately, we must increase dues because of that. We have \$30,587 in the reserve right now.

Q: It looks like the biggest expenses are snow removal and landscape maintenance, which does not include mowing. What is all included under landscape maintenance?

A: Maintenance of all the medians, park where the flag is and all of the flowerpots throughout, parks and all green space throughout the neighborhood.

Q: \$44,000 to maintain medians and flowers seems excessive, have we investigated cutting back on the cost of this?

A: We did and can again, and we can maybe investigate mulching every other year to save some money. I will also investigate reducing maintenance hours.

Q: If we are sending out reminders to residents by mail, could something be included about clearing snow on sidewalks. A lot of the crosswalk areas are not cleared, and it is difficult to get through when out walking and it is very slippery.

A: That is the responsibility of the city, but I will get it added to future notices.

**Please clear handicap ramps and sidewalks. **

Q: Any thoughts on potentially adding more pet waste stations?

A: The challenge is making sure they are placed in spots the HOA maintains, I'm sure we can find a couple places. The City is not too keen on having them placed on the land they own.

Q: Which walking paths will be cleared with the snow removal?

A: The city does the bike paths for the most part, I will double check the list to see which ones the HOA does and get numbers to see what it could cost to clear the rest of what the city does, but I do not think people will want to add to the snow budget at this point. The city focuses on Streets and sidewalk before the paths. You can report this to the city to let them know.

Q: If you place more Dog receptacles, it is going to cost more, correct?

A: The receptacles themselves are \$198 and we have a service that comes through twice a week to empty them. I believe it is around \$100 for them to empty the 6 of them we have currently. So, adding two more might not be super expensive.

Q: Can you briefly cover the concept that the HOA remains within the domain of DSI and Veridian for a certain number of years during development?

A: DSI is the sister company of Veridian and they hire us to manage the Association and they will convey the Association to homeowners once the neighborhood is 100% sold. So that means when the McCoy edition is all finished and all lots are sold.

Q: Is the dog park still happening in the McCoy addition?

A: I am not 100% sure, I will reach out to the Veridian Land Department to see.

Q: Any possibility of splitting the McCoy addition into a separate HOA?

A: No, not that I am aware of.

Q: Are the Haven homes a separate HOA?

A: No, all the details on the neighborhood can be found in the CCR's listed on the website. This is where all the guidelines and rules for the HOA and ACC can be found:

<https://www.dsirealestate.com/hoa/smiths-crossing/documents/>

Q: Will the snowplow company be using bobcats again this year?

A: I will talk to them and make sure they are using a plow on the carriage lanes, a bobcat should not be used, they need to make sure the whole thing is cleared.

I) Adjournment

a. Note Time of Adjournment; 6:40pm