

Grandview Commons Homeowners Association

2020 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 29th, 6:00 pm

Location: Microsoft Teams Online

Meeting Called by: Grandview Commons HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken via Teams

Agenda:

A) Roll Call

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

B) Reading of Minutes of the last Meeting

- a. 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. None at this time

F) Reports of Committees

- a. None at this time

G) Unfinished Business

Q: Do you have a fountain update?

A: The fountain in the Pocket Park was rebuilt last year, Shandar checking for updates from the Bruce Company.

Q: Where is the money going that was budgeted for the fountains when they were not in use?

A: The money is not paid if they are not in use – the budgets that we are looking at in this meeting are for 2019.

Q: What is the trash removal fee?

A: The HOA is responsible for private trash collection on the carriage lanes.

Q: What are included in the maintenance charges for 2019?

A: Anytime our maintenance staff had to come out and check on things, and just general maintenance. We did replace the light fixtures in the park and had a couple other larger projects.

H) Original Resolutions & New Business

Q: When will GVC be able to be conveyed?

A: The entire Grandview, Grandview, Commons North, and Northeast all needs to be 100% complete, and then the developer will turn it over to the homeowners.

Q: I thought the Covenants stated that they neighborhood would be turned over at or around 70-80%?

A: Since the neighborhood was started there have been 15 or so amendments to the covenants, so it has been changed to 100%.

Q: What happens when a home is sold, how is all of the HOA information passed along to the next owner?

A: The Realtor is responsible to provide the buyer with all of the information, and they also notify us and we send out a welcome letter to the new homeowner.

Q: Where are the most up to date Covenants located?

A: On the DSI website under the Architectural Control Committee
<https://www.dsirealestate.com/condo-hoa/acc/neighborhoods-ccrs/>

Q: Who can amend or change the bylaws and covenants?

A: At this point the Developer can change the docs.

Q: If there is currently no effort or enforcement to remove utility sheds, can other people start to put them up too?

A: They need to be reported to the Architectural Control Board – if it is not removed a lien will be placed on the home

Q: Can you address the holiday lights?

A: Yes, we can bid it out with other vendors, but the cost may be more expensive since we will have to buy new lights and have them store them for us. But this is something the developer wants in the neighborhood, so we will continue to put them up. I will look into the pricing matrix and see if it is something that our maintenance guys are able to do.

Q: Is the budget for the 2021 calendar year complete yet?

A: No, we are still working on the numbers.

Q: Who is on the Veridian Board?

A: David Simon, Chris Ehlers, April Dichraff

Q: Can you tell us a little bit more about the type of security and frequency you are thinking about for the neighborhood?

A: We are thinking of hiring JBM, I don't know the exact cost yet.

Q: What kind of authority would this type of security have to do anything?

A: I am not 100% sure, these are details we will discuss with the vendor and bring to the next meeting and discuss.

Q: Who decided what the HOA Fee for the apartments is?

A: It's in the covenants, they pay 75% of an assessment per dwelling unit (apartment).

Q: Who do we contact about a neighbor's over grown and unkept lawn?

A: Call Shandar and send her an email shoagland@dsirealestate.com you can also report it to the city of Madison, sometimes homeowners tend to respond more quickly to that.

I) Adjournment

a. Note Time of Adjournment; 6:30pm