

# **Village at Autumn Lake Homeowners Association**

## **2020 Annual Meeting Minutes**

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

**Meeting Date: September 15<sup>th</sup>, 2020**

**Location: Online via Teams**

**Meeting Called by: Village at Autumn Lake 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 online teams download
- b. Introduction of Shandar with DSI Real Estate Group

#### **B) Reading of Minutes of the last Meeting**

Posted on the DSI website: [www.dsirealestate.com](http://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. Two homeowners are past due for their HOA dues, one of which has a payment plan set up.

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

- a. None at this time

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

Q: Looking at the budget versus actual, it's showing a \$7000 surplus from 2019 – how do we go about allocating those dollars?

A: That money currently remains in the HOA operating account and the next year we will try to adjust the budget to account for that. That money will be used for future expenses or projects that may come up.

Q: The green space behind the mailboxes that I know you made an effort to improve, has not been improved, it is a mess. I would like to see some park benches or picnic tables added there. What if the neighborhood wants amenities like that? There's a lot of money in the reserve, can it be used for that?

A: Potentially, but that area is owned by the city so we cannot do anything without their permission, and since nothing of that nature was planned for that space. We would also need to get permission from the homeowners.

Q: Have you hired someone to try to grow grass there and rid of the weeds? And you can do that without city permission?

A: They don't frown upon maintenance like that being done, since it is still in the development process.

Q: Is there a plan for back behind where the lake is? There is constant traffic out there and now there is only one way in and one way out. There's dirt bikes, cars etc. and it is starting to get ruined back there. What is the plan for development?

A: Veridian does plan to clean it up and maintain the paths when they move onto that phase. They are just not to that phase yet.

Q: What can we do in the meantime to limit the amount of traffic going back by the lake? There are abandon cars that they are smashing and breaking windows, this is a fire hazard. There dirt bikers on the path and going about the neighborhood. It's very unsafe. Can we get signs saying not dirt bikes or four-wheelers or something?

A: I will bring this up to the Veridian Land Department and see what suggestions they have. I'm not sure why this new area is not being blocked off or chained up. It should be locked and only certain people have access to it.

Q: I have talked to a handful of these dirt bike guys, and I don't know if they know someone higher up at Veridian, but they said that people there know they are doing this and don't seem to care. Our concern is if someone gets hurt back there, will the ambulance be able to get to them? And whose insurance liability is that on?

A: I know Veridian is trying to find a solution to this, because we don't want to see this happening. We especially do not want anyone getting hurt. It will stop once the expansion and phasing over there starts happening, but that will be a while. I will talk to the Alder person and see if we can get more police patrol through the neighborhood.

Q: I think we've talked about the horrendous green space on Levitian behind the mailboxes. I don't think it was ever re-seeded or taken care of.

A: That area of land is technically owned and maintained by the city – but I do have our mowers and vendor working on bettering the situation. We don't have water to this location currently so that is making things difficult.

Q: If the green space by the mailbox is owned by the city, who is responsible, if Veridian keeps tearing it up when they are going back there to develop? The companies specifically or the vendor?

A: From my understanding, it is not Veridian that is tearing it up. It is third party vendors using the space to "set up" for neighboring home builds. This is unfortunately typical in

developing neighborhoods and will get better once the homes in that area are complete.

Q: So if we know who is destroying it, how do we get them to fix it?

A: I have reached out to Veridian, I am not sure if they have relayed this information to Bruce company or not.

Q: Can we get a timeline on that possibly?

A: I don't have one unfortunately, I can talk to my vendor. But once I talk to the Land Department, it would be up to them to talk to their vendor to take care of it. If I get an update from the land department, I can share their response with you.

Q: Do you know whether a stop light is planned on the corner of Lien Road and Felland?

A: I don't know if there is one planned at this point, but that would be a good question for your Alder person. With all of the development happening in the area, there might be good odds of this happening.

Q: On the website, it looks like new covenants have been posted. Are we not notified when those documents change?

A: The developer, per the covenants does not need to notify homeowners when the covenants change.

Q: When will the neighborhood be turned over?

A: Once it is 100% built and all lots are sold.

#### **H) Original Resolutions & New Business**

Q: Can we spend a little bit of time on the meeting notice that was sent out? Does DSI have the emails saved somewhere? This is normally and in person meeting and I think as we prepare for the future, virtual meetings may continue. Having a letter sent out asking us to reply with an email is a little tedious and not within the spirit of how these meetings should be conducted. There were certainly members of the neighborhood who did not get the notice as expected or know about the meeting. Curious how were going to make sure that does not happen in the future if we do have another virtual meeting.

A: The Covenants state that we must send out the notice by mail, so we will continue to send out paper letters until the covenants are changed. Every correspondence we send out, we ask for homeowner's email addresses, unfortunately not all homeowners respond with the requested information. I am not sure if there are homeowners who did not receive the letter, the only case for this would be if they just moved in and we

do not have their information in the system yet. All homes and addresses we have in the system should have received a letter.

Q: Going forward if you have our email addresses, can you send out the invite via email and not expect us to respond to a letter that we may have not received.

A: If I do not have everyone's email address, that cannot be the only form of communication. Our goal is to eventually have everything online, the less letters we must fold and send the better, but for the time being the CCR's state the notice must be mailed so we must do that. But I agree that email could be much smoother.

Q: The letter that came in the mail did not include the minutes from the last meeting.

A: They are posted online on the DSI website under the documents tab:

<https://www.dsirealestate.com/hoa/village-at-autumn-lake/documents/>

Q: Is there a plan to add picnic tables or anything under the shelter at the playground?

A: There hasn't been a plan for that yet at this point, but I can bring that up to Veridian and see if that is something they would like to add.

Q: Is it possible to have gates installed on the main entrances to VAL?

A: Between the logistics and cost, I doubt that is something that Veridian is going to want to do.

Q: Do you now if there is a formal way to go about inquiring about this?

A: I can ask them and let them know that is something you guys are interested in. I think this is something that we would need a lot of money to do and approval from lots of homeowners, and the City.

Q: Would you consider putting a camera at the main entrance so we can catch plates coming in? We are seeing a lot of repeat cars.

A: I think these topics are more for the police department of the Alder Person to help solve. As the HOA, we manage the green spaces and common elements in the neighborhood. I don't think the association has the right to put up cameras.

Q: There a berm that borders the green space near the Twin Homes, the mowing company flies in and out and does a horrible job. We have pictures of the guy rolling the mower down the hill over fresh grass seed.

A: Can you please send me the picture and the location that this is occurring:

[shoagland@dsirealestate.com](mailto:shoagland@dsirealestate.com)

Q: Do we have the same company as last year doing the snow removal?

A: We get bids annual for snow removal and have not decided on a vendor yet for the upcoming year. If you know someone please send their information my way.

Q: Do you not come out and visually inspect the work of your subcontractors?

A: I come out for inspections once a month, but we do manage the Apartments there so we have employees in the area frequently. I am not 100% sure who in charge of the area you are talking about so I want to do my due diligence before I send out an email to the vendor who may or may not be in charge of that area.

Q: When negotiating bids, do homeowners have any say in those conversations before you renew or decide on a vendor?

A: You can feel free to share your input with me, it is greatly appreciated, but we don't typically share the bids with homeowners, that would make the process very long and challenging.

Q: How many homes do we currently have sold in our community? And what is our number capacity?

A: The full number of assessed units in the 6<sup>th</sup> amendment is 700. Right now there are 148 single family homes in my data base and about 150 apartments. On the Veridan website, you can see the neighborhood map with all of the projected lots:

<https://www.veridianhomes.com/find/neighborhoods/madison/village-at-autumn-lake?sort=alpha&show=24&page=1>

Q: Wondering about the expenses on the budget. It looks like you got \$23,000 to maintain two traffic islands and green space?

A: I believe you are looking at the budget to maintain the entire neighborhood once it is all complete. The current budget for what is developed now is \$8200.

Q: The maintenance, including litter pick up and the general maintenance of the lake came to \$37,000.

A: I think you are still looking at the budget for the completed neighborhood, not the budget for this year and what is currently developed.

Q: The Management fee, that is for you doing the paperwork?

A: Preparing the budget for being available for questions for following the guidelines following the covenants, doing the mailers, everything that DSI does, minutes \$6000 and that's our minimum for an HOA.

Q: What's the miscellaneous fee?

A: That covers your annual report filing, which is \$10. You need to report to WDFI every year. Bank service charges that we have to pay in order to utilize online payment systems, postage for anything that is mailed out, tax preparation which is \$350 a year. I can provide a full break down of what the management fee covers.

Q: Some of these numbers are really vague, and don't tell us anything about what they are for or what is actually being covered.

A: If you would like more of a breakdown, I'd be happy to provide that to you.

Q: Is getting some lighting in the park an HOA thing or a city thing?

A: I can see what we can do for that, I don't believe there is any electricity going into that park currently, and I'm not sure what the plan was. But, I can see if there's something we can do, maybe add some solar lights or something.

Q: A lot of the responsibility for snow removal around the CBU's ends up falling on the homeowners because it is not done in a timely manner.

A: For any typical side walk the vendor has 24 hours after snowfall to clear it. For most vendors this is not an issue, and I am hopeful that this year will be much better for snow removal.

Q: What is holiday décor?

A: The developer asked that we put up lights and garland around the signs as holiday decorations annually to help beautify the neighborhood.

Q: Carriage lanes have Pellitterri for trash pick up, and everyone else has city of Madison? Do carriage lane homes pay City of Madison trash pick up?

A: We pay for City of Madison trash pick up, but also are now paying for Pellitterri. The covenants state that everyone pays a portion of the expense so it is split between all the homeowners.

Q: Is there a way to waterproof the mailboxes a bit? When it rains often, we have wet mail.

A: That's the first I have heard of something like that, so I will have to look into options to alleviate the situation.

Q: Is there something we can do to get more options for fencing styles/colors? Would a petition help?

A: It doesn't hurt to try, and I can mention it to the Architectural Control Committee and see if it's something they will waiver on.

Q: Could we potentially add pet waste stations throughout the neighborhood? There is a lot of dog waste that has not been picked up.

A: Yeah, we can look in to this.

Q: On the green space on lot 10 – I thought they were going to make a toddler park, instead of a big kid park.

A: I am not sure on this, I can ask Veridian and propose that to them/

Q: Can you send us a list of this that you are our contact for, like the carriage lane trash pick up, etc.?

A: Yes, just shoot me an email: [shoagland@dsirealestate.com](mailto:shoagland@dsirealestate.com)

**I) Adjournment**

- a. **Note Time of Adjournment; 6:30pm**