

Order of Business

Annual Meeting Agenda for the
Chapel Green
Homeowners Association, Inc.

TO BE HELD MARCH 4TH, 2019 FROM 5:30 PM TO 6:30 PM

LOCATION:

Deforest Area Public Library

203 Library Street

Deforest, WI 53532

Note Taker and Time Keeper: Anne Olson

- A) Roll Call;
Obtained via sign in sheet.
- B) Proof of Notice of Meeting;
Shandar presented the original letter mailed to homeowners.
- C) Reading of Minutes of Prior Meeting;
Approved by attendees.
- D) Officer's Reports;
 - a. Delinquent Association Dues
- E) Committee Reports;
 - a. None at this time
- F) Elections;
 - a. Election of the first Board of Directors(if a quorum is present), Board volunteers (if no quorum present)
The following owners volunteered to be on the initial Board of Directors and ACC;
Andrea Rausch
Taysheedra Noll
Miles Armstrong
Rebecca Peterson
Robert Marshall
James Gardiner
Ronnie Swoboda
Becky Shuda
- G) Unfinished Business;
- H) Adoption and Approval of an Annual Budget;
- I) New Business;

Q: How do we request a round-about or a 4 way stop at South Street and River Road?

A: You can speak with the city council. There may be a traffic calming plan already in the works.

Q: Who can I speak with about adding a deck?

A: You will need to contact the ACC and apply for one.
<https://www.veridianhomes.com/owner/arch-controls>

Q: Does our association have a social media account?

A: The Next Door App is a good tool to stay in touch with your neighborhood. It is similar to Facebook, but neighborhood specific.

Q: Do you know if there will be additions to the wild/green area spaces?

A: Unsure, as the village owns and maintains those spaces.

Q: Who can I contact about speedbumps?

A: You can contact the village. You can also email Shandar and she can reach out to the village as well.

Q: TDS is digging in several yards. Did they notify the HOA? Are they almost finished?

A: They are not required to notify the HOA if you have a utility easement in your yard.

Q: After our neighborhood is conveyed, can the board motion to change the rules of the HOA?

A: You would need to have the current covenants reviewed by a lawyer. I do not believe the rules can be changed for at least 25 years after the original documents were signed. The by-laws may be different.

Q: What are the bank service charges for?

A: These are fees that the bank charges us for the ability to pay HOA dues online.

Q: What is bad debt?

A: These are HOA fees that can no longer be collected.

Q: What kind of insurance does the HOA have?

A: The HOA carries liability insurance. We use Auto Owners Insurance and the agent is Baer.

J) Adjournment; 5:54pm

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