

Ice Age Falls Homeowners Association Annual Meeting - 2018

May 14, 2018

7:00PM - Verona Public Library

Call to order at 7:01PM

Roll Call

Present:

DSI: Shandar Hoagland

Board: John Castro, Brian Ruppert

ACC: Dan Dankert, Jon Huser

Residents as marked on sign in form

Proof of notice of meeting

Introduction of directors and speakers

Old Business

- Lighting of the sign - did that ever get done? No, we don't believe the sign ever actually got lit. Can still look into it. Possible to use lights with solar panels instead of having to hook up electrical service to the area again.
- Waterfall - 6 or 7 years ago, there was a consensus to not keep it running due to high operating costs. Cleaned up and re-landscaped. Most of money for landscaping was spent on rock walls. On both sides of development, there are retaining walls which are starting to fail. Association trying to shift/save money to fix walls. \$5,698 for rain garden and rock wall maintenance. 3 or 4 areas were fixed. East side of development on 1-10 scale, there are 2 areas which are 7-8 on scale of needing to be addressed. West side a couple areas that are around 7. Haven't been out yet - rain and rodents might have caused new issues.
- Rock walls - are rock walls owned by homeowners or on green space? We had a survey done to determine who owns the rock walls. Every rock wall is owned by association. Believe that Veridian designed it that way so property line ended right before rock wall. Only the rock walls adjoining the green space (not the ones actually on property). Lots to be done in area 5, area 13 and 14 have some which are rated 7, 4 and 15 don't appear to need much. John walks around and homeowners notify him.
- Who is qualified to determine the status of the rock walls? John owns a restoration firm but is not an engineer, just his opinion. Emergency situation when rocks start moving. 7-8 is missing dirt, etc. Can't just replace a 3-4 foot section, end up having to tear out a larger area to fix. Lots of other solutions but they are very expensive, so we're trying to repair and maintain. At this point it must be replaced with another rock wall. If you want to replace rock wall on private property, you can ask ACC for approval to do something else. ACC can also be consulted about tree replacement - as long as you

have enough landscaping points, you don't need to replace the tree if you don't want. At least one homeowner replaced boulder wall with modular blocks (ACC approved). ACC is fairly lenient, just trying to avoid having things which look bad.

- Is rock wall replacement in the budget every year? We will do the best with the money we have, but we might not have the money to fix all of them in a year, so we prioritize them based on the need. Can try to patch ones which aren't in bad shape to avoid more serious problems later. 2 years ago we raised association dues by 15-20\$ a year to help fill the gap to make sure we can take care of those items.
- Non-conforming mailboxes - if we find them, we will send letters to people about how to get conforming mailboxes. ACC gets some number of emails each year, ACC is glad to answer those questions. Some non-conforming mailboxes still exist. Homeowner would like something to be done about this. Requested them to email ACC so those can be addressed.

New Business

- Comment on green space - dandelions have started to take over. Didn't have them 4 years ago but now there are lots of them. Possible that new mowing company is not taking care of those like the previous one. John's firm usually takes care of fertilizing, but hasn't done it yet due to weather. The homeowner says the mowing company is doing an excellent job but we have a lot of dandelions. Late snow and rain has caused scheduling problems. Weed control will happen twice (maybe 3 times).
- Colors on the map - what do they mean? Colors don't mean anything anymore, this is an old Veridian map. The status of house involved in explosion is unknown. Another house across the street is unoccupied and is going through foreclosure process, we don't know yet about new residents might come. House has a fence issue (multiple colors). We were addressing the issue but the homeowner is no longer there and the bank doesn't want to fix it.
- If you have specific issues, you can email the ACC or the board.
- Any updates on road construction? Stratton Way construction. Bob Manwell would know, but he is not around. Bob says he heard that Stratton will not go through. Unsure on any newer plans. Psychiatric hospital is expanding, will probably be construction in the area. Construction will be occurring north of the neighborhood - Raymond Road construction.
- Board - President, Secretary, and Treasurer are all open positions. Board/ACC only gets together monthly during busy season for about an hour each month. Jon says not much hard work, just need to review applications and help things move forward. The ACC and board has been meeting together for the last couple years. Business is also done via email. Occasionally we have a critical issue and need to talk to an accountant or lawyer to make sure we're doing things correctly. John C. moved out of the development but will assist this year.
- Budgeting, finance, mailings, bids for services, etc. are all done by DSI management company, we make considerable use of their services.

- If no one becomes part of the board, the association will dissolve. DSI can't continue doing the association management role without the association because they're not in the neighborhood (the association hires DSI for the management function). The board allows the neighborhood to make decisions.
- Three residents offered to join the board.
- Dan, Jon, and Bob are staying on the ACC. Another two people offered to join the ACC.
- A resident made an announcement that they are running for County Board.
- Homeowner asked about having a Park in the neighborhood and wanted to know if interest has grown. Can we work with the city and make a request to them? John's opinion is that the city might want funds or other concessions from the neighborhood to put in a park in an established neighborhood. Where would we put it, who would maintain it, etc.
- Dan says we looked into this 6-7 years ago. Had discussions with Steve King or his predecessor about location, insurance, maintenance, etc. and it just wasn't feasible for the city at the time. If the association built a private park, the ongoing insurance cost would double/triple the association fees. A bus route would be nice as well.

Call to adjourn at 7:47 - adjourned.