

100 River Place Suite 1, Madison WI 53716
www.valleyridgemadison.com

2021 Valley Ridge HOA Annual Meeting

Call to order at 7:05 pm on June 22, 2021 via Microsoft Teams.

In attendance from HOA Board of Directors: Mike Longworth, Kevin Thompson, Jesse Schreiner, Paul Treige, Craig Forbes, Shandar Hoagland (DSI representative)

Guests speakers in attendance: Madison West Police Captain Timothy Patton; 1st District Alderwoman, Barbara Harrison-McKinney

1. Welcome and introduction of DSI Real Estate Group by Shandar Hoagland (HOA Manager: shoagland@dsirealestate.com). Shandar indicated:
 - a. DSI was hired two years ago by the BoD with a three-year contract.
 - b. DSI is responsible for:
 - i. Collecting dues and manage the HOA's financials.
 - ii. Communicating with homeowners.
 - iii. Assisting with vendor selection and follow up with vendor issues.
 - iv. Issuing purchase orders or work orders to vendors.

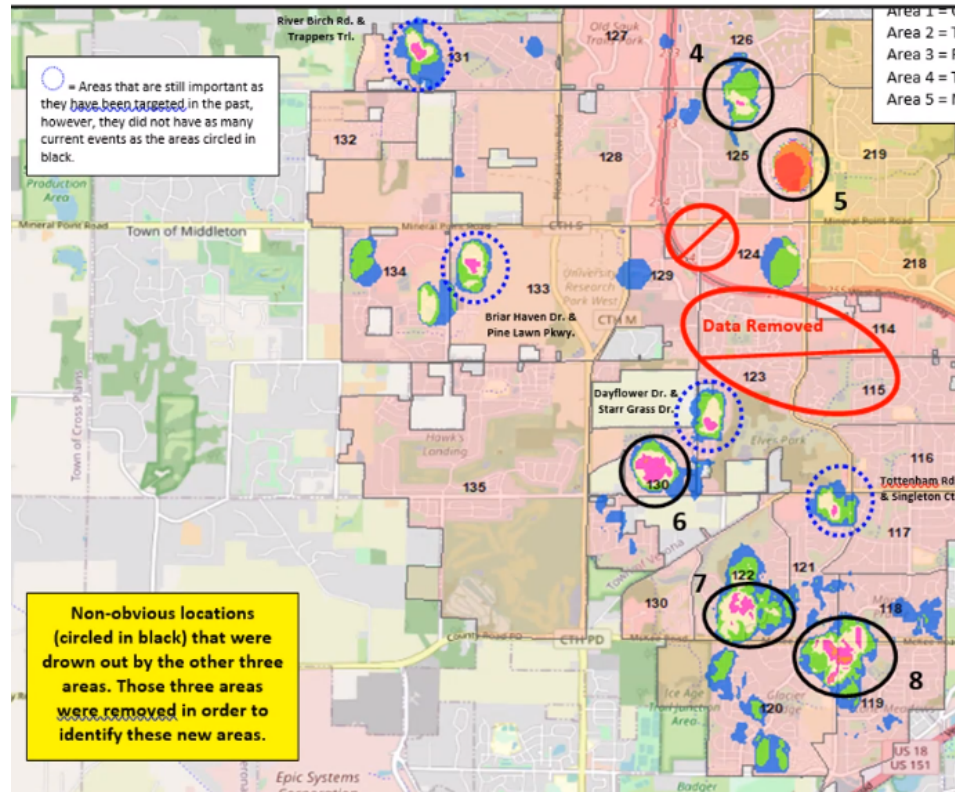
2. Mike Longworth (President) presented the Valley Ridge HOA Mission Statement.
 - a. Preserve and protect the appearance and value of properties.
 - b. Maintain and enforce the neighborhood Covenants.
 - c. Maintain and improve the Association's common areas of our neighborhood.
 - d. Help develop and foster a healthy community environment.
 - e. Provide for an open and transparent communication of budgeting and spending of the Association's funds.

3. Introduction of Board members:
 - Mike Longworth – President
 - Craig Forbes – Treasurer
 - Kevin Thompson - Secretary
 - Jesse Schreiner – ACC
 - Paul Treige – ACC

4. Update from guest speaker, Madison West Police District Captain Timothy Patton.
 - a. Contact info: 608-243-0500; tpatton@cityofmadison.com
 - b. YTD Offenses summary: 3 burglaries, 2 thefts from auto, 1 disturbance and 1 battery. Additionally there was 1 weapons offense near the western edge of our neighborhood on Waldorf.
 - c. The West District Summer Strategic Plan goals are to reduce crime in 3 areas by 15% over the summer:
 - i. Crime: Theft from Auto, Burglary, Stolen Auto
 - ii. Disorder
 - Business Alarms (most commonly false alarms requiring officer time)

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- Hazardous Driving: Working to reduce injury accidents by 15%
- iii. Community Engagement – new Police Chief Barnes directed working on having positive interactions with community (formal and informal opportunities)
- d. Valley Ridge is located within and/or adjacent to property crime hotspots
 Verbally noted in the red “Data Removed” area: West Towne Mall, Princeton Club, Woodmans)



- e. Officers focus alternating time across identified hotspots (Reference: “Hot Spots Policing and the “Koper Curve” Theory.
- f. Questions & Comments:
 - i. Mike Longworth commented on meeting an officer in the greenway park path. Also mentioned number of drivers who run yellow/red lights at the intersection of Starr Grass & S. High Point Rd.
 - ii. Jesse Schreiner asked a question about allocation of time currently vs. COVID. Things are getting back to “normal.”
- 5. Update from guest speaker, Alderperson and neighbor Barbara Harrington-McKinney.
 - a. Contact info: 608-228-8683; district1@cityofmadison.com
 - b. Expressed thanks for invitation to speak at the meeting.
 - c. Expressed disappointment in not being notified of Juneteenth event at Elver Park (which is in District 1), so attended at Penn Park instead.

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- d. Challenging 12-14 months. Double pandemic: COVID-19 + unrest across the country. We have a police chief who is experienced. We have a wonderful police department and she is excited about Chief Barnes' future. Excited about the future.
 - e. Alder's job is to create the space for things to happen; she needs our help to be vocal and supportive. Join a board, committee, or commission. Need voices of reasoning from the West district. Barbara emphasized this point on several occasions. You may contact Alder McKinney with your interest.
 - f. Where are the City's priorities?
 - i. [Bus Rapid Transit](#) – first route will be in central corridor (downtown), running to west side but not our area.
 - ii. Homelessness – Purpose-built men's shelter. Alder McKinney voted no on a proposal for a shelter on Zeier Road because of the lack of accessibility. She felt the location would have been destined for failure. Now looking for new location.
 - iii. Encampment at Randall Park – By state law the outdoor camping is in violation of statute.
 - iv. The City just received \$47M from the Federal American Rescue Plan. Barbara strongly suggested visiting the City's District 1 website for further information as to how these funds might be used.
 - v. Emphasized the importance of getting involved and having your voice at the table.
 - g. Valley Ridge updates:
 - i. Neighbors helping neighbors. Alder McKinney encouraged homeowners to find ways to lend a hand to others.
 - ii. No West Fest this year.
 - iii. Looking at opportunity for summer gathering at west employment center.
 - h. Question from Cathy O. re: changes re multi-tenant dwelling construction around our area in vacant land areas
 - i. Will continue to make sure the community has a voice in what gets built around our area. We must be at the table to ask questions up front, not after the fact. We have to be diligent to make sure nothing slips through the cracks.
 - ii. Concern about lack of clarity about what is allowed in your zone.
 - iii. Comment from Nick F.:
"Make an ordinance for parking minimums for apartments if traffic and parking is an issue. More housing is needed. Housing and rent prices are rising too fast compared to income."
6. Roll Call

In addition to the Board and speakers there were six owners in attendance. The meeting was captured via Teams recording.

7. Reading of Minutes of Prior Meeting

Attendees were asked to review in advance of meeting.

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8. Report of Officers and Employees

2020 Financial Report (Shandar)

The budget for 2020 totaled \$60,350 and dues remained constant from the prior year at \$148.

Spending for the year totaled \$45,879. This was \$14,471 under plan primarily due to unspent landscape funding. The lack of spending on landscaping was primarily due to the lack of performance from the contractor, EC3.

\$11,500 transferred to Fence Reserve fund as planned.

There were no extraordinary expenses incurred during the year.

2021 Budget and YTD Spending (Mike)

The 2021 budget total is \$57,254. The reduced budget plan allowed the reduction in annual homeowner dues from \$148 to \$140. The carry-over from last year will be utilized to accomplish lingering landscape maintenance projects.

We signed a three year agreement with Olson-Toon for both snow removal and routine landscaping of the HOA's common areas. The routine landscaping includes mowing and weed control of all grassy areas.

Snow removal performance was decent.

Landscape maintenance got off to a slow start and there were management changes at Olson-Toon. We've met with the Olson-Toon Operation Manager and their performance seems to be headed in the right direction. We will continue to monitor closely.

We engaged Capital Tree for the maintenance of trees in the common areas. This work includes fertilizing and spraying for diseases. Capital has removed two dead pine trees.

Maintenance Repair – Clear Vision Power Washing has been released to do low pressure washing of the HPR fence on the street side only..

Fence Reserve Update: Currently at \$93,291 year-end balance at Monona State Bank in Money Market Account. \$11,500 will continue to be allocated each year (\$28 per year per homeowner). The Board will review the fence condition and estimated cost of replacement in 2025.

Delinquencies (Shandar)

30 owners are currently past due. Past due letters with late fee charges were sent in March. Liens will be issued for further non-payment.

9. Reports of Committees

a. LANDSCAPING

- i. See comments under 2021 spending.
- ii. The City's Ash tree removal from terraces is now complete. Re-plantings likely in fall.

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- iii. Fence cleaning now under contract, scheduled for July 7-8. Only cleaning street side.
- iv. Plastic edging around rock beds in need of replacement. We are soliciting bids and expect to accomplish this year.
- v. Weed barrier exposure problem on west side of HPR. We are soliciting bids and expect to accomplish this year.
- b. PROPERTY REVIEWS / ACC
 - i. The ACC continues to provide approval for additions and changes to homeowner properties. This process is intended to assist in making good choices so as to get value from your project and to maintain compliance with the covenants and restriction. arb@valleyridgemadison.com
 - i. As the pandemic winds down the ACC will begin to re-engage with problematic properties focusing on getting those properties back into compliance. As part of this activity the ACC, in conjunction with DSI, has developed a postcard for notification of the most common non-compliance issues.

The Valley Ridge Architectural Control Committee is requesting the following improvements be made to your property.					
Landscaping Maintenance:					
<input type="checkbox"/>	Grass not mowed and trimmed				
<input type="checkbox"/>	Weeds in the lawn, landscape beds, and / or driveway				
<input type="checkbox"/>	Dead plantings or trees				
Home Maintenance:					
<input type="checkbox"/>	Deteriorated mailbox and / or post condition				
<input type="checkbox"/>	Algae and / or mildew on house siding				
<input type="checkbox"/>	Wood trim in need of repair and / or paint				
<input type="checkbox"/>	Front door and / or garage door in need of repair or paint				
Please arrange to remedy the checked items as soon as possible so as to be in compliance with the relevant Covenants and Restrictions.					
<input type="checkbox"/>	1 st Request	<input type="checkbox"/>	2 nd Request	<input type="checkbox"/>	3 rd Request

- ii. Authorized HOA correspondence. A letter was fraudulently sent under a fake VRHOA letterhead to a homeowner to address a problematic issue. This is not allowed.

10. Unfinished Business

- a. None raised

11. Resignations & Elections

- a. Current board will continue. Motion raised by Craig. Seconded by Mike.

12. Original Resolutions and New Business

- a. QUESTIONS: None raised

Mike motioned to adjourn at 8:34pm. Seconded by Paul Treige.

SurveyMonkey will be sent by DSI to participants for feedback.