

**Secret Places Homeowners Association
2019 Annual Meeting Minutes**

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 21st, 2019

Location: McFarland Public Library

Meeting Called by: Secret Places HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper:

Attendees: Please see sign in sheet

A) Roll Call;

Roll Call is obtained via the sign in sheet

B) Proof of Notice of Meeting;

Shandar to present the original mailer that was mailed to all homeowners on September 30th.

C) Reading of Minutes of Prior Meeting;

Minutes were posted on the DSI website for review.

No questions, the minutes were approved.

D) Officer's Reports;

None at this time

E) Committee Reports;

Delinquent Association Dues

-There are currently 10 homes that are delinquent; we will follow up with them. If they do not pay, a lien will be filed.

2019 HOA Budget Review

	2019 Budget	2019 Actual Expenses	Difference	Available funds for 2019	2020 Budget
Snow Removal/Salt (Base: 16 Snow/16 Salt)					
Total	\$7,500	\$6,525.00	\$975.00	\$0.00	\$7,500
Mowing (Base: 22 Season)					
Total	\$16,950	\$14,965.00	\$1,985.00	\$0.00	\$16,950
Landscape Maintenance					
Fertilizer/weed control		\$1,318.75			
Bed maintenance		\$6,435.50			
Water Feature Install		\$16,060.73			
Total	\$23,925	\$23,814.98	\$110.02	\$0.00	\$19,263
Irrigation					
Total	\$970	\$759.44	\$210.56	\$0.00	\$970
Maintenance					
Regular Maintenance		\$824.10			
Water Feature Maintenance		\$13,145.54			
Trash Collection		\$4,821.05			
Total	\$26,000	\$18,790.69	\$7,209.31	\$5,000.00	\$26,000
Utilities (Water & Electric)					

Total	\$10,600	\$13,322.40	-\$2,722.40	-\$3,500.00	\$14,525
Liability Insurance	\$2,263	\$2,651.00	-\$388.00	-\$388.00	\$3,000
Misc.					
Annual Report Filing		\$10.00			
Bank Service Charges		\$99.50			
Postage		\$311.43			
Neighborhood Events		\$300.00			
Property Taxes		\$613.50			
Legal		\$92.04			
Tax Preparation		\$350.00			
	\$6,000	\$1,776.47	\$4,223.53	\$4,000.00	\$6,000
Management Fee	\$14,855	\$9,977.50	\$4,877.50	\$0.00	\$14,855
Grand Total	\$109,063	\$92,582.48	\$16,480.52	\$5,112.00	\$109,063
Divided by Total Units	436				436
Annual Cost per Home **	\$250.00				\$250

ACC updates;
63 Applications this year

Duties of the ACC are to Review Applications, send notices to owners that are in violation.

Event Committees Report

These events were held;

 Ice Cream Truck

 Movie Night in July

 Egg Hunt

 Duck Race

 Picnic in the park

 Bike Parade to happen if weather cooperates

 Attendance for these events was low this year.

 Should we reevaluate events?

Water Features;

 Water features will be turned on no later than Memorial Day each year, and they will be turned off no earlier than September 30th (unless there are equipment malfunctions).

F) Elections - Shandar

- HOA board

- We need 3 to 5 board members in order to have a well-functioning Board. The commitment per month is only a couple of hours, mostly done via email. The Board meets quarterly to go over important topics. Please contact Shandar or a Board member if you are interested.

The following owners volunteered for the next year;

Board	ACC
John Nagler	Lucas Munz
Mike Pfohl	Bill
Karin Cady	Wendy Gottschalk
Jason Grade	
Heather Geye	

- G) Update from Cory Nelson, Captain of the Madison East District for 30 years.
 - a. Captain Nelson provided an update on the happenings on the Eastside of Madison over the last year. For more information, please reach out to the Madison East Police Department.
- H) Adjournment.
 - a. There were no more questions so the meeting was adjourned at 7:24 pm

REMINDERS

No dumping of trash or yard debris anywhere in the neighborhood. You may take things that the city doesn't pick up to **4602 Sycamore Ave.** Additional information can be found on the City of Madison's website;
<https://www.cityofmadison.com/streets/refuse/dropoffsites/>

Please park at least 15 feet away from the corners so that people can see through intersections.

Stay in touch with your neighbors!

<http://www.secretplacesneighborhood.com/>

nextdoor.com/joinCDXUKC

facebook.com/groups/secretplacesneighborhood/