

Secret Places Homeowners Association
2020 Annual Meeting Minutes
Facilitator: Shandar Hoagland, DSI Real Estate Group
Meeting Date: September 29th, 2020
Location: Virtual
Meeting Called by: Secret Places HOA
Type of Meeting: Annual Association Meeting
Note Taker & Time Keeper:
Attendees: Please see attendance sheet

A) Roll Call;

Roll Call is obtained via download attendees' tool on Microsoft Teams (there were 15 people in attendance)

B) Proof of Notice of Meeting;

Shandar presented the original mailer that was mailed to all homeowners on September 17th.

C) Officers Reports;

Homeowners were asked to review the minutes on the DSI Real Estate Group website prior to the meeting. No questions, the minutes were approved.

Delinquent Association Dues

-There are currently 7 homes that are delinquent; we will follow up with them. If they do not pay, a lien will be filed.

HOA Report;

- 2020 Expenses review;

Secret Places Expense Breakdown 2020
(as of 9/16/2020)

	2020 Budget	Actual	Difference	Proposed 2021 Budget
Snow Removal/Salt (Base: 18 Snow/18 Salt)				
Total	\$7,500	\$4,610.37	\$2,889.63	\$7,500.00
Mowing (Base: 22 Season)				
Total	\$16,950	\$12,130.00	\$4,820.00	\$17,500.00
Landscape Maintenance				
Fertilizer/weed control		\$3,871.90		
Bed maintenance		\$7,664.58		
Total	\$19,263	\$11,536.48	\$7,726.52	\$14,500.00
Irrigation				
Total	\$970	\$0.00	\$970.00	\$1,000.00
Maintenance				
Regular Maintenance		\$12.25		
Path Maintenance		\$15,601.37		
Water Feature Maintenance		\$4,449.73		
Trash Collection		\$20,063.35		
Total	\$26,000	\$20,063.35	\$5,936.65	\$30,000.00
Utilities (Water & Electric)				
Total	\$14,525	\$13,211.63	\$1,313.37	\$17,500.00
Liability Insurance				
Total	\$3,000	\$2,865.00	\$135.00	\$3,000.00
Misc.				
Annual Report Filing		\$10.00		
Bank Service Charges		\$89.55		
Postage		\$182.80		
Property Taxes		\$350.00		
Tax Preparation		\$632.35		
Total	\$6,000	\$632.35	\$5,367.65	\$3,208.00
Management Fee				
Total	\$14,855	\$8,666.00	\$6,189.00	\$14,855.00
Grand Total	\$109,063	\$73,715.18	\$35,347.82	\$109,063.00
Divided by Total Units	436			436
Annual Cost per Home **	\$250			250

Income		
HOA Dues		\$109,062.50
Late Fees		\$1,100.00
Total		\$110,162.50
Expenses		-\$73,715.18
Amount not yet spent in 2020		\$36,447.32

D) Committee Reports;

- a. None at this time

E) Elections - Shandar

- o 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 homeowners agreed to be on the Board and ACC for the next year;

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

F) Unfinished Business;

- a. Out lot 2 drainage issue; OL 2 tends to flood in the summer, we are looking for a solution to this issue. We have met with several vendors and the cost to fix the drainage issue is quite significant. We will continue to look for a resolution.

G) New Business;

- a. Replaced one pump this year
- b. Removal of dead trees in outlot 7
- c. Treated ash tree for Emerald Ash Borer

H) Adjournment;

- a. There were no more questions so the meeting was adjourned at 6:53 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/