

Secret Places Homeowners Association

2017 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 27, 2017 5:30pm

Location: McFarland E.D. Locke Public Library

Meeting Called by: Secret Places HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Laura Diaz

Attendees: Please see the sign in sheet

A) Roll Call;

Roll Call is obtained via the sign in sheet -Quorum was NOT reached

B) Proof of Notice of Meeting;

Shandar to present the original mailer that was mailed to all homeowners.

C) Reading of Minutes of Prior Meeting;

Homeowners were provided a copy of the minutes for review.

-Minutes from prior Meeting were approved.

D) Officer's Reports;

None at this time

E) Committee Reports;

Delinquent Association Dues

-There are currently 72 homes that are delinquent

-Late Fees will be applied in Mid-March

-Liens will be filed in June

-Question was asked regarding the Dues for the un-built apartments; the developer has been and will continue to pay 75% on the planned 113 unit buildings.

a. Out-lot Improvements

i. 2016 Neighborhood Association Grant Recap

-Mike Pfol spoke regarding the City of Madison Grant used for stream clean up and water feature. We also found specialists that have knowledge of our water features, and no longer use Bruce Company.

ii. Some of the Stream beds plantings are also being provided by the City of Madison.

-In addition to the City providing plants, we are asking for help from Dane County with plantings and mosquito control.

b. 2017 Neighborhood Grant Application-Ideas for improvements

-for 2017 and each year following we will apply for city and or county grants to continue improvement and maintenance; however this does not mean we will receive the grant. We also would like to apply for a grant for Community events, such as the ducky race held prior.

F) New Business;

a. Interest in Joining the Neighborhood Association

-We are currently taking volunteers for the Neighborhood Association that will work similarly to the Homeowner's board, however the Neighborhood Association will be more politically focused, and handle applying for grants from the city or county for community events, parks, and other landscaping/water features. This board will also be responsible for getting the community together for annual events, as working together to clean the stream or other such events.

-Other new business:

- There was a concern regarding the dog waste being left at the City owned park across from the Villas condos, would the city work with our HOA to handle the disposal of this waste?
- Shandar will reach out to the City to see what can be done to resolve this issue.
- During 2016 the Front Entrance Sign lights were replaced using a much more energy efficient LED light.

- Alan Udell made a motion to amend the Bi-laws regarding the use of Proxies. He would like to have the proxies used to reach a quorum, and not give the right to place a vote in the hands of another person attending the meetings, due to a quorum not being reached, this will have to be addressed by the Board of Directors at a later time

-The City has been snow plowing the intersection of Catalina and Siggelkow onto the median and this is affecting the view when turning through this intersection.

DSI will contact the city and let them know of this issue.

- DSI also announced that they have received a reduction on the monthly bank fees. These have been cut from \$19.95 per month down to \$9.95 per month

-A question was asked if the SP neighborhood was finished.

The Condos still have a few more lots to build on, and the apartment complex in lot 90 is not yet complete.

-It was noticed that some of the houses/condos being developed have the lights left on throughout the evening; the electrical cost for the homes under construction is being paid by the developer.

- It was brought up that each resident pays the city taxes, why would there be an extra charge for the city to pick up garbage along the carriage lanes.

The covenants were written that the City would handle the snow and maintenance of the carriage lanes, and the homeowner would be responsible for the garbage costs.

b. ACC Process

-This is a separate committee from the Homeowner's Association Board and Neighborhood committee. This board will specifically work with, and approve exterior changes and remodeling wants/needs for homeowners. This approval is necessary prior to approaching the city for any permit.

- There was a question regarding a fee for applying for approval from the ACC.

There is no fee associated with approval from the ACC, they are allowed up to 30 days to return a decision.

-Another concern was brought up regarding the unfinished apartment lot. The development of this lot has been approved by the current ACC and city, and should not change.

G) Elections;

a. The Secret Places first Board of Directors will- be elected (if a quorum is present) volunteer (if a quorum is not present)

-A quorum (51% of total lots located in the HOA) was not reached. A sign-up sheet was available for anyone who wanted to volunteer for the board.

-at the end of the meeting 9 people had volunteered to be on the Board of Directors. Since the meeting, one volunteer decided to remove himself from the Board and another homeowner decided to volunteer. Contact information for the Board and ACC will be on the DSI Real Estate website. www.dsirealestate.com

-A condo owner had a question regarding their vote. The Villas Condos are considered 1 lot; therefore have 1 vote at the Secret Places HOA meetings. A person sitting on the Board of Directors may also be a part of any other committee at Secret Places.

b. We will also be asking for volunteers for the Architectural Control Committee (ACC)

-A Volunteer sign-up sheet was available at the meeting for homeowner's to sign up to be a part of the committee once it is turned over to the HOA. This will be turned over once the development has been complete. 5 people have volunteered to be on our ACC committee.

H) Adjournment.

-The meeting was adjourned at 6:12 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](http://www.secretplacesneighborhood.com/nextdoor.com/joinCDXUKC)

<facebook.com/groups/secretplacesneighborhood/>