

# **Village at Autumn Lake Homeowners Association**

## **2021 Annual Meeting Minutes**

**Facilitator: Shandar Hoagland, DSI Real Estate Group**

**Meeting Date: March 31<sup>st</sup>, 6:00 pm**

**Location: Microsoft Teams Meeting**

**Meeting Called by: Village at Autumn Lake HOA**

**Type of Meeting: Annual Association Meeting**

**Note Taker & Timekeeper: Serena Petti**

**Attendees: Attendance taken via Teams Download**

### **Agenda:**

#### **A) Roll Call**

- a. Proof of attendance reached via Teams attendee download
- b. Introduction of Shandar and Serena with DSI Real Estate Group

#### **B) Reading of Minutes of the last Meeting**

- a. Posted on the DSI Real Estate Website prior to the meeting for review. Minutes were reviewed and approved.

#### **C) Consideration of Communications**

- a. Shandar presented the original letter that was mailed to all homeowners on March 18, 2021.
- b. An email reminder was sent to homeowners on the morning of the meeting.
- c. Please contact Shandar if you did not receive this communication or if there are any errors.

#### **D) Resignations & Elections**

- a. The neighborhood will be turned over to the homeowner once it is 100% sold and complete.

#### **E) Reports of Officers & Employees**

- a. Review of Association dues. Dues for 2021 were \$236.71. Late fees were charged on March 15<sup>th</sup> for unpaid dues – late letters were sent out shortly after. If dues are not fulfilled by May, the lien filing process was completed, inhibiting selling or refinancing, until dues are satisfied.

#### **F) Reports of Committees.**

- a. ACC Update: As of January 1, 2021 DSI is in charge of all ACC requests. Serena in our office will be your main point of contact. We have created a new web page that has all the application and project information for exterior and structural improvements: <https://www.dsirealestate.com/condo-hoa/acc/>
- b. The ACC can be contacted at: [acc@dsirealestate.com](mailto:acc@dsirealestate.com)

Q: Why is there only one approved fence style and color, when other neighborhoods have multiple options?

A: Veridian Homes did extensive research before making the decision to move to offering one fence style and color within the newer neighborhoods. It was found that even in neighborhoods where multiple options were offered, homeowners choose to go with the vinyl Stratford style. Having a single fence style allows for increased uniformity; and aesthetic appeal, as only one fence is permitted per shared lot line; so those homes sharing a fence line have the same style and color around the perimeter of the entire property. No variances to fence style will be permitted. The majority of fence installers around the Madison area carry this fence, it just may have a different name.

### **G) Unfinished Business**

**a. Grass repairs off of Levitan Lane** – we will continue to monitor the condition of this area to ensure the grass is well maintained. A member of the neighborhood has agreed to assist in watering of the area, and if needed we will re-seed.

**b. Re-Seeding the Park** – the landscaping team will be reseeded several areas on the park in the Spring.

**c. Drainage issues by the park** – Veridian is working to resolve this issue.

**d. Dirt bikes near the lake** – chains have been installed on the entrances, development is also moving in this direction so that sure help as a deterrent.

Q: Construction workers are taking the chain down to get through for work and not putting it back up, and it has been damaged.

A: Shandar reaching out to the land department.

**e. Snow Removal** – the City of Madison does the snow removal on the carriage lanes (alleys) throughout the neighborhood; with the exception of outlots 66 & 67. Please contact the City directly for any snow removal issues: 608.246.4532 or report on their website via the Report a Problem feature:

**City of Madison Report a Problem:** <https://www.cityofmadison.com/reportaproblem/>

Q: Has a formal letter been set to the City regarding the use purposes for the undeveloped areas?

A: Veridian sent a letter to the City and signs have been posted on one of the entrances. Shandar reaching out to Veridian to see if there is more signage that can be added.

Q: Has there been any improvement with the snow removal vendors?

A: The carriage lane clearing has been improved!

## H) Original Resolutions & New Business

Q: The CBU across from lot 16 on Levitan gets blocked by the plows; and isn't cleared back out, so it is difficult to access the CBU.

A: DSI has been sending out the maintenance staff to clear the areas that are plowed back in.

Q: The sidewalk near the split rail fence on Levitan is not cleared consistently.

A: Shandar reaching out to the vendor.

Q: Can we put markers up in front of the CBU's, to mark the path from the road to the CBU?

A: Shandar reaching out to the vendor.

Q: Do we have a break down of where all the expenses came from?

A: Yes! The 2020 financial report was presented and is available to all homeowners.

Q: How can damage done by the City plows be remedied?

A: Reach out to the City directly via the Report a Problem feature on their website:

<https://www.cityofmadison.com/reportaproblem/>

If damage is done by the HOA vendor, please reach out to Shandar

([shoagland@dsirealestate.com](mailto:shoagland@dsirealestate.com))

Q: How did we end up with a shortfall of \$15,000?

A: Landscaping and mowing costs increased, due to the addition of green spaces, and re-seeding of various green spaces. We did not over budget, due to the reserve balance that was left over from previous surpluses.

Schonheit Gardens was utilized as a gardening company to maintain the beds. This is another factor as to why the landscaping costs increased.

Q: What is the process for selecting contractors?

A: Each year, we bid 3 vendors for each service, then evaluate the contracts and level of service offered, before making a final decision.

Q: What is the plan for the shortfall?

A: It is covered by previous surpluses, so we do not to recover it at this time. The reserve account balance is currently at \$23,230.

Q: Would it be possible to involve a committee of homeowners in the bidding and vendor selection process?

A: Shandar reaching out to Veridian to see if they would be open to involving a committee of homeowners in the bidding processes. Please feel welcome to reach out with any preferred vendors.

Q: Do the apartments pay HOA fees?

A: Yes!

Felland Road Round-About:

- Project to be installed in winter 2022. We are not sure if it will be concrete or landscaped.

Q: Can the dog park be moved and when will it be installed?

A: Shandar reaching out to Veridian.

Q: When will the neighborhood be complete?

A: This is completely dependent on sales and phasing. We do not have a completion date at this time.

Q: Are they still planning on developing the Elementary School?

A: It is not in the upcoming years development plans but could potentially become a larger discussion topic in 10-ish years.

Men's Shelter Discussion:

- Best way to voice your opinion is to communicate with the Alder as well as attend the meetings.

Q: Can we get another pet waste station?

A: Shandar looking into it.

Q: Can we get a garbage can and picnic bench at the park?

A: These items as well as lights have been added the park.

Q: Does Veridian put on neighborhood events?

A: Typically, the neighborhood organizes the event and then HOA or DSI can contribute funds to the event.

Q: Can we get security cameras on the neighborhood entrances?

A: Unfortunately, we are not able to do this.

Q: When will the final apartment building be done?

A: Winter of 2022.

Q: Could we get a café in the neighborhood.

A: There is no commercial zoning within the neighborhood.

Q: Could we get access to the apartment pool?

A: We have reached out to the complex about this, and unfortunately no.

**I) Adjournment**

**a. 7:22 pm**