

Cardinal Glenn Homeowners Association

2021 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 1st, 2021

Location: Microsoft Team Meeting

Meeting Called by: Cardinal Glenn HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Shandar Hoagland

Attendees: Attendance taken via Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via downloaded attendance report from Microsoft Teams

- b. Introduction of Speakers

Shandar Hoagland with DSI Real Estate Group

Board of Directors

Austin Krueger-Secretary

Trent

Allison

James Gesbeck

B) Proof of Notice of the Meeting or Waiver of Notice

- a. Shandar presented the original letter that was mailed and emailed to all homeowners.

C) Reading of Minutes of the Prior Meeting

- a. Posted to DSI website: www.dsirealestate.com.

- b. [Minutes were approved](#)

D) Officers Reports

- a. 22 of the 194 homes have yet to pay their 2021 dues. If they do not pay, a lien will be filed so the HOA will get paid eventually.

E) Committee Reports;

- a. None at this time

F) Elections

- a. Austin, James, Trent and Allison have all agreed to stay on.

Q: What is the Quorum for a vote to take place?

A: 51% of homeowners (98 homes).

G) Unfinished Business

- OL 8 landscaping repairs-the vendor will be replacing what has died.

-HOA does not do the snow removal on the carriage lanes. This is managed by the City of Madison.

-Extreme amount of salt placed on the condos on Silicon Prairie and South Point. We will talk to vendor about reducing amount used.

H) Adoption and Approval of an Annual Budget;

A. The 2021 budget increased so we can begin increasing the associations surplus fund.

Q: Did DSI cover our bills when we were short?

A: Yes, if the next years dues did not come in in time, then DSI did cover the expenses.

B. Please see enclosed Financial Report for 2021.

Recycling fee increased so we were over in Waste Removal. This is standard right now because the cost to process recycling has increased.

I) New Business

Q: Trash Collection? Why do we hire private service rather than use the City?

A: The City of Madison will not collect on the carriage lanes so the best option to alleviate issues of homeowners needing to wheel their cart from the back yard to the front street is to hire a private company.

Pellitteri is the least expensive option for private trash collection that we have found.

Q: what positions are needed on the Board/ACC?

A: The BOD does not have formal roles per say. We just need people to help. If you are interested at all, please feel welcome to reach out and we can get you involved.

Q: Is it possible to get a larger recycle bin?

A: Yes, you will need to arrange that directly through Pellitteri or the City of Madison (depends on who collects your trash).

There is a \$20-\$30 charge for the upgrade. This charge is to cover the cleaning of the old cart and delivery of the new cart.

-You can swap your carts at the drop-off location and there may not be a fee involved.

Q: Will they charge more if the can is overfilled?

A: unsure, but we have never received additional charges for overstuffed cans.

Q: How can we assist with the recycling efforts?

A: Please visit the Pellitteri website for instructions.

Q: What do I need to do to replace my front door?

A: You will need to gain approval from the Architectural Control Committee (ACC).

Q: Trash Can located in OL 8-is this something the HOA placed?

A: This is a temporary pet waste station that was placed there by DSI to collect overflow from the park pet waste can.

Q: Will there be a median added on Harvest Moon?

A: No, the street will be wider, but no median planned.

Q: What is being built on Mineral Point?

A: Another apartment complex is being built.

Q: Are trash receptacles allowed to be stored outside?

A: They need to be stored out of sight, not visible to the street view.

J) Adjournment

- a. Note Time of Adjournment; 6:39pm

2020 Financial Report

	Budget 2020	Expenses 2020	Difference
Snow Removal			
Total	\$3,000	\$2,184.30	\$815.70
Mowing			
Total	\$3,050	\$2,959.73	\$90.27
Landscape Maintenance			
Total	\$2,800	\$2,236.15	\$563.85
Maintenance			
General	\$500	\$220.50	\$279.50
Waste Removal Alleys	\$18,500	\$20,017.34	-\$1,517.34
Traffic Island City Permit	\$250	\$0.00	\$250.00
Utilities (Water and Electric)	\$1,250	\$1,200.62	\$49.38
Insurance	\$1,852	\$1,897.00	-\$45.00
Misc.			
Bank Service Charge		\$110.00	
Annual Report Filing		\$0.00	
Postage		\$376.60	
Printing and Reproduction		\$0.00	
Legal		\$231.88	
Tax Preparation		\$350.00	
	\$700	\$1,068.48	-\$368.48
Management Fee	\$10,228	\$10,229	-\$0.56
Grand Total	\$42,129.04	\$42,012.68	\$116.36
Projected Income			
HOA Dues	\$42,129.04		
Late Fees	\$629.85		
Total	\$42,758.89		
Expenses		-\$42,012.68	
2020 Surplus		\$746.21	
Balance of previous surpluses and shortfalls		\$1,204.53	