

# **Grandview Commons Homeowners Association**

## **2021 Annual Meeting Minutes**

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

**Meeting Date: March 18<sup>th</sup>, 2021**

**Location: Microsoft Teams Online**

**Meeting Called by: Grandview Commons HOA**

**Type of Meeting: Annual Association Meeting**

**Note Taker & Time Keeper: Serena Pretti**

**Attendees: Attendance taken via Teams**

### **Agenda:**

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

- a. Proof of attendance reached via Teams 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 website: [www.dsirealestate.com](http://www.dsirealestate.com)

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

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

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

- a. There are 1766 assessment units and only 199 of them have yet to pay. If they do not pay, we will begin the lien filing process. Once a lien is filed, an owner cannot sell or refinance without paying their dues.

Q: Do we expect that the owners that are past due will pay?

A: Yes, of the 199 outstanding, we predict 150 of them will pay prior to the end of the year.

#### **E) 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/>

The ACC can be contacted at: [acc@dsirealestate.com](mailto:acc@dsirealestate.com)

Q: How many Associations does Serena oversee?

A: About 20. They range from about 100 units to 1766.

#### **F) Elections**

- a. None at this time. The neighborhood will be conveyed when the neighborhood is complete. At this point, we believe the neighborhood is about 85% complete.

Q: is Veridian planning to expand Grandview anymore?

A: we do not have any information regarding expansion at this time.

## **G) Unfinished Business**

### a. Fountains;

Pocket Park fountain was replaced last fall  
Fountain in the Village Green will be finished in the very near future.

Q: Why doesn't the HOA just remove the fountains, or turn them off perpetually die to the cost of constant repairs?

A: The original fountains were not designed to be outside through WI winters. We have replaced them with more sturdy (winter tolerant) structures.

### a. JBM Security Patrol

We met with JBM to discuss the options for security in Grandview. They are providing a bid to drive through the neighborhood. If something was happening, they could call the police to resolve the issues. They have very little recourse.

Q: What is driving this request for security?

A: It has been brought up in previous meetings and it was requested by homeowners to get more info.

It was noted that statistically, Grandview has a lower crime rate than other neighborhoods in Madison.

We requested statistics from JBM as to how effective JBM security is and we did not receive a response.

Q: Can we add Cameras throughout the neighborhood?

A: No, the HOA cannot add cameras.

## **H) Adoption and Approval of Annual Budget;**

The 2021 budget was approved by Veridian Homes in December and mailed to all owners.

### **Increased Overall Budget by \$17,602**

- Snow removal \$3,000
- Landscape Maintenance \$2,500
- Reserve Fund \$1,750
- Liability Insurance \$1,100
- Management Fee \$2,264
- Neighborhood Event Fund \$2,500
- ACC Administration Fee Added \$15,403

**Decreased the following categories**

- Mowing \$575
- Irrigation \$750
- Maintenance \$8,590
- Legal Fees for ACC Violations \$1,000

The assessment count increased by 42 homes. The per assessment unit cost increased by \$6.62

**2020 Year End Financial Report;**

**Snow Removal** – under budget by \$9,843.28

**Landscape Maintenance** – over budget by \$17,843.44

- Lawn repairs to OL 27 & 35
- Tree Removal/installs in OL 32
- Added wood chips to the playground
- Tree removal in OL 27

**Maintenance** – over budget by \$7,246.07

- Holiday Décor increased this year due to the addition of the signs on Milwaukee St.
- Additional pet waste stations were added
- Snow removal at the cluster mailbox units

**Insurance** – over budget by \$1,096.00

- Rate is based on the number of homes in the neighborhood
- The addition of homes in Grandview North/Northeast increased the cost.

**Overall Shortfall** - \$5,960.45

Q: Why do we do additional projects if they are not budgeted for?

A: Necessity-A lot of these requests are made throughout the year by owners and sometimes need to be done sooner than later.

Q: Can we add trash receptacles at North Star Park?

A: This is a City park and we are unable to add receptacles. The City will be replacing the cans soon.

Q: Can we keep the lights and garland and have owners install rather than the contractor?

A: We have discussed this and at this time it is in the HOA's best interest to have an insured vendor handle the installations.

	Budget	2020 Actual	Difference
Snow Removal	\$30,000	\$20,156.72	\$9,843.28
Mowing	\$21,075	\$21,121.10	-\$46.10
Landscape Maintenance	\$40,600	\$58,443.44	-\$17,843.44
Irrigation	\$1,500	\$419.80	\$1,080.20
Maintenance			
Holiday Decorations		\$9,429.00	
Water Feature Maintenance		\$12,887.90	
General		\$11,058.56	
Trash Removal		\$72,460.61	
Total	\$98,590	\$105,836.07	-\$7,246.07
Utilities	\$6,275	\$6,899.53	-\$624.53
Reserve Fund	\$3,250	\$3,250.00	\$0.00
Insurance	\$2,500	\$3,596.00	-\$1,096.00
Misc.			
Annual Report Filing		\$0.00	
Bank Service Charges		\$121.45	
Meeting Minutes		\$0.00	
Postage		\$1,756.00	
Tax Preparation		\$350.00	
Property Taxes		\$755.38	
Printing/Reproductions		\$170.52	
Misc.		\$554.62	
Total	\$10,000	\$3,707.97	\$6,292.03
Management Fee	\$23,408	\$24,727.80	-\$1,319.80
Neighborhood Event Fund	\$2,500	\$0.00	\$2,500.00
Legal Fees for ACC Violations	\$2,500	\$0.00	\$2,500.00
Grand Total	\$242,198	\$248,158.43	-\$5,960.43

**I) New Business;**

**2021 Projects**

**Rebuilding of the fountain in the Village Green**

The new fountains are more sturdy than the previous ones and should last quite a bit longer than the original.

**Addition of sidewalks from street to all cluster mailbox units.**

We are working with Veridian Homes to install a path from the street to the sidewalk in order to provide safer access to the mailboxes. These should be installed by winter.

**Development;**

Updated map of the entire Grandview neighborhood.



COT WADGROVE ROAD (CTH 88)

### **Grand Park building**

We are very excited to announce that Grand Park Building will be breaking ground in the next couple of weeks – it will be located on the lot across from Twisted Grounds and Plum Crazy, right across the street from the Village Green.

- The building will be Mixed Use, split between first floor commercial spaces and Studio – 2 bedroom apartments.
- There will be two levels of underground parking, totaling 183 parking stalls for the apartment renters, so we do not foresee issues with parking availability in the neighborhood!

Q: Where are the most up to date Covenants located?

A: On the DSI website under the Architectural Control Committee

<https://www.dsirealestate.com/condo-hoa/acc/neighborhoods-ccrs/>

Q: Are there anymore plans for apartment complexes like Harmony?

A: No, all of the large lots in Grandview are complete with the exception of the land owned by Scott Frank on Jupiter.

### **Snow Removal Damage;**

Please call the HOA if it is done by our vendor.

If the damage is done by the City on the carriage lanes, please call them directly for repairs.

### **J) Adjournment**

- a. Note Time of Adjournment; 6:56 pm