

Smith's Crossing Homeowners Association

2021 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: March 15th, 2021

Location: Online via Microsoft Teams

Meeting Called by: Smith's Crossing HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online

A) Roll Call

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

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

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

C) Reading of Minutes of the Prior Meeting

- a. Emailed out and posted on the DSI website: www.dsirealestate.com

D) Officers Reports;

- a. Currently there are 105 homes that are past due for the year. Liens will be filed if they have not paid by May – the only way the dues will not get paid is if the homes go into foreclosure.

E) Committees Reports;

- 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

F) Elections;

- a. Elections will take place when the neighborhood is conveyed. The conveyance process will begin when all lots are sold. The neighborhood is currently 70% complete/sold at this time.

G) Unfinished Business

- a. Addition of Pet Waste Stations-
We will be adding additional pet waste stations in the neighborhood this year.
- b. McCoy Addition Dog Park-
There is a proposed dog park in the McCoy addition. It is a long ways in to the future so we do not have any additional information at this time.

H) Adoption and Approval of Annual Budget;

- a. The 2021 annual budget was approved by the developer in December and distributed to all lots in the neighborhood.
- b. 2020 Financial Report;

Smiths Crossing 2020 Expenses

	2020 Budget	2020 Expenses	Difference
Snow Removal	\$60,250.00	\$45,637.00	\$14,613.00
Mowing	\$24,750.00	\$29,869.17	-\$5,119.17
Landscape Maintenance	\$40,000.00	\$50,367.78	-\$10,367.78
Irrigation	\$320.00	\$0.00	\$320.00
Maintenance	\$11,168.00	\$10,198.63	\$969.37
Utilities	\$4,650.00	\$5,042.29	-\$392.29
Liability Insurance	\$2,750.00	\$2,914.00	-\$164.00
Misc (Bank Fees, Tax Preparation, Postage, Fees & Permits, Property Taxes)	\$3,000.00	\$3,611.13	-\$611.13
Reserve Fund	\$27,000.00	\$27,000.00	\$0.00
Management Fee	\$20,112.00	\$20,112.00	\$0.00
Legal Fees	\$1,500.00	\$0.00	\$1,500.00
Total	\$195,500.00	\$194,752.00	\$748.00
HOA Dues	\$192,829.27		
Late Fee	\$981.68		
Interest Income	\$53.89		
Total	\$193,864.84		
Expenses	-\$194,752.00		
2020 Shortfall	-\$887.16		
Expenses paid with Reserves			
Benches replacement	\$10,643.00		
Seal Coating Repairs to Carriage Lanes	\$5,900.00		
Total Reserve Expenses	\$16,543.00		
Balance of Reserve Account 12/31/2020	\$68,044.65		

I) New Business;

a. Goddard School;

We're excited to bring the first Goddard School to Sun Prairie. We recognize how much of a positive impact a high-quality education can have on a child's life. Goddard's unique nurturing approach will help children develop into joyful, confident learners who are prepared for success in school and in life.

Our 12,000-square-foot building will be an educational space that will serve about 152 area children ages six weeks to six years old. The Goddard School of Sun Prairie will have 10 classrooms, a 1,300 square-foot multipurpose room, kitchen for preparing three healthy and nutritious meals daily and a lot of learning opportunities in a safe and fun environment.

The Goddard School's play-based F.L.EX.[®] Learning Program (Fun Learning Experience) is grounded in research on how children learn best: children experience the deepest, most genuine learning when they are having fun. The focus is on building each child's emotional, academic, social, creative and physical skills to provide a well-rounded

experience and ensure each one becomes confident, joyful and fully prepared in school and in life.

Phone: 608-707-1234

Web site: <https://www.facebook.com/GoddardSchoolSunPrairieWI>

b. Development;

Development is continuing in the McCoy Addition;



J) Adjournment;

a. There were no more questions, so the meeting adjourned at 6:21 pm.