

100 River Place Suite 1, Madison WI 53716
www.valleyridgemadison.com

2022 Valley Ridge HOA Annual Meeting

Call to order at 7:00 pm on June 21, 2022 via Microsoft Teams.

In attendance from HOA Board of Directors: Mike Longworth, Kevin Thompson, Jesse Schreiner, Paul Treige, Craig Forbes, Shandar Hoagland (DSI representative)

Guests speaker in attendance: Madison West Police Captain, Kelly Beckett

1. Welcome and introduction of DSI Real Estate Group by Shandar Hoagland (HOA Manager: shoagland@dsirealestate.com).
 - a. The BOD renewed the contract with DSI for a new 3-year agreement with no cost increase.
 - b. DSI is responsible for:
 - i. Collecting dues and manage the HOA's financials.
 - ii. Communicating with homeowners.
 - iii. Assisting with vendor selection and follow up with vendor issues.
 - iv. Issuing purchase orders or work orders to vendors.

2. Mike Longworth (President) presented the Valley Ridge HOA Mission Statement.
 - a. Preserve and protect the appearance and value of properties.
 - b. Maintain and enforce the neighborhood Covenants.
 - c. Maintain and improve the Association's common areas of our neighborhood.
 - d. Help develop and foster a healthy community environment.
 - e. Provide for an open and transparent communication of budgeting and spending of the Association's funds.

Mike Longworth reiterated the HOA Board is comprised of volunteers and strives to uphold the mission.

3. Introduction of Board members:
 - Mike Longworth – President
 - Craig Forbes – Treasurer
 - Kevin Thompson – Secretary
 - Jesse Schreiner – ACC
 - Paul Treige – ACC

4. Update from guest speaker, Madison West Police District Captain, Kelly Beckett.

Contact info: 608-243-0500; kbeckett@cityofmadison.com

Captain Beckett started at the West District on May 1st from the South District. The focus of Captain Beckett's presentation was on questions from attendees.

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- Mike Longworth asked about juvenile crime. Captain Beckett commented on an increase in shots fired in the surrounding area, stolen autos, and a high number of accidents due to reckless driving in areas such as Mineral Point Rd. Our neighborhood isn't showing up as a high crime neighborhood. Kia and Hyundai vehicles are common theft target due to a weakness in the security mechanism. Captain Beckett stated that the criminal justice system and police department need to work together. Attendees were reminded to keep garage doors closed to prevent theft.
 - Doreen Forslund asked about the usual punishment for a juvenile stealing a vehicle. Captain Beckett summarized that it depends on many factors. Operating a vehicle without consent is the charge; passengers are charged with misdemeanor.
 - Lisa Spadoni commended the police department on their use of technology to assist in response situations. She also asked about school resource officers. Captain Beckett said it was a school board decision to remove the officers; and the department will continue to build relationship with MMSD schools.
 - Captain Beckett encouraged everyone to watch out for each other: three houses on each side of you and 3 houses across from you. This has been shown to be helpful.
5. Update from Alderwoman and neighbor Barbara Harrington-McKinney. See addendum for complete comments submitted for the VRHOA meeting.

Contact info: 608-228-8683; district1@cityofmadison.com

6. Roll Call

In addition to the Board and speakers there were 14 owners in attendance. The meeting was captured via MS-Teams recording.

7. Reading of Minutes of Prior Meeting

Attendees were asked to review in advance of meeting from the [DSI Valley Ridge website](#).

8. Report of Officers and Employees

2021 Financial Report (Mike)

The budget was essentially in line, with two major exceptions: 1) over spending on needed work to the common areas and 2) an error in constructing the budget where credits totaling \$9,000 were deducted where they should have only been noted as a cash carryover from the prior year. As a result, we did not transfer the planned \$11,500 into the Fence Reserve account but used it to offset the increase in spending. Not stated was there was no impact to the annual dues.

The 2021 financial report was displayed in the presentation as shown on the next page.

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<u>Account</u>	<u>2021 Budget as Presented</u>	<u>2021 Actual</u>	<u>Difference</u>	<u>Comments</u>
Management Fees	\$15,000	\$14,508	\$492	
<i>DSI</i>				
Postage & Misc	\$1,000	\$572	\$428	
Landscaping				
Maintenance & Mowing (includes fertilizing and weed control)	\$12,000	\$11,246	\$754	Includes Spring and Fall Cleanup
Landscaping Improvements	\$9,000	\$26,461	-\$17,461	See below
Credit of \$5,000 in unspent landscaping improvement funds from 2020	-\$5,000			Was not applied correctly in the budget.
Snow Removal	\$7,000	\$4,580	\$2,420	
Insurance	\$2,454	\$2,424	\$30	
Maintenance and Repair	\$2,500	\$3,656	-\$1,156	Pressure wash the east fence
Professional Fees	\$400	\$350	\$50	
<i>Misc. Bank Charges, Annual Report, Tax Prep</i>				
Utilities				
Electric	\$1,000	\$832	\$168	
Water & Sewer	\$400	\$361	\$39	
Misc. (reserve for current year)	\$4,000	\$3,650	\$350	Includes DSI temporary fence repairs and Simmons permanent fence repair
Credit of \$4,000 in unspent M&R funds form 2020	-\$4,000			Was not applied correctly in the budget.
Total Operating Budget	\$45,754	\$68,640	\$22,886	Would have been \$13,886 without the credit error.
Accrual for Fence Replacement	\$11,500	\$0		
Total Budget	\$57,254	\$68,640		

Landscape Improvements		
Plastic edging repair and replacement	\$4,680	Olson Toon
Rock bed repairs	\$6,200	Olson Toon & Sam Teran
Remove dead trees	\$4,273	Capital City Tree Experts
Remove and replace dead trees	\$6,841	Olson Toon
Remove and replace dead plantings	\$3,065	Olson Toon
Misc.	\$1,402	
Total	\$26,461	

Balance of Previous Surpluses	\$10,806.54
2021 Late Fees Charged	\$705.63
	\$11,512.17
2021 Shortfall	-\$11,186.92
Balance of of HOA surplus account as of 12/31/2021	\$325.25
Balance of Fence Accrual Fund as of 12/31/2021	\$94,563.95

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Delinquencies (Shandar)

19 owners are currently past due. DSI has sent past-due notices and late fees have been assessed. As of June 8th, there is \$4,094.87 in outstanding dues.

Continued non-payment of dues will result in the filing of additional liens.

Once a lien is filed, dues will need to be paid prior to any sale or refinance.

If you are unsure if your dues are paid, please reach out to shoagland@dsirealestate.com to verify.

2022 Budget and YTD Spending as of the End of April. (Shandar)

Slightly above our snow removal spending for this time of year.

No significant projects planned for this year.

<u>Account</u>	<u>2022 Budget</u>	<u>2022 Expenses</u>	
Management Fees	\$15,000.00	\$4,836.00	
<i>DSI</i>			
<i>Postage & Misc</i>	\$1,000.00	\$77.00	
Landscaping			
<i>Maintenance Mowing</i>	\$12,000.00	\$1,134.00	As of 5/31/22
<i>Landscaping</i>	\$4,000.00	\$0.00	
<i>Improvements</i>			
<i>Snow Removal</i>	\$7,000.00	\$5,170.00	
<i>Insurance</i>	\$2,600.00	\$2,470.00	
		-\$971.00	Insurance refund for fence repairs
<i>Maintenance and Repair</i>	\$2,500.00	\$2,174.00	Includes DSI repairs to the fence & rental space for fence components
<i>Professional Fees</i>	\$400.00	\$173.00	
<i>Utilities</i>			
<i>Electric</i>	\$1,000.00	\$294.00	
<i>Water & Sewer</i>	\$400.00	\$150.50	
<i>Misc. (reserve for current year)</i>	\$4,000.00		
<i>Accrual for Fence Replacement</i>	\$11,500.00	\$11,500.00	Planned at Year End
Total	\$61,400.00	\$27,007.50	
Number of Homeowners	409		
Homeowner Assessment	\$150.00		

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9. Reports of Committees

a. LANDSCAPING

- Trees: we have over 50 trees
- Removed 3 pine and 11 crab apple trees
- Planted 6-7 new with a mix of crab apple, maple and another
- Pruned an additional 8 trees away from the fence and to gain the minimum 6' walking clearance

Shrubs and planting

- Replaced about 30 bushes and other plantings

Misc.

- Fertilizing trees
- Spray for apple scab

Rock Bed Maintenance and Repairs

- 3 sections totaling 650 feet of plastic edging dug out and replaced
- Misc. weed barrier repairs

b. PROPERTY REVIEWS / ACC

- The ACC continues to provide approval for additions and changes to homeowner properties. This process is intended to assist in making good choices so as to get value from your project and to maintain compliance with the covenants and restriction. arb@valleyridgemadison.com
- The ACC, in conjunction with DSI, has developed a postcard for notification of the most common non-compliance issues.

The Valley Ridge Architectural Control Committee is requesting the following improvements be made to your property.	
Landscaping Maintenance:	
<input type="checkbox"/>	Grass not mowed and trimmed
<input type="checkbox"/>	Weeds in the lawn, landscape beds, and / or driveway
<input type="checkbox"/>	Dead plantings or trees
Home Maintenance:	
<input type="checkbox"/>	Deteriorated mailbox and / or post condition
<input type="checkbox"/>	Algae and / or mildew on house siding
<input type="checkbox"/>	Wood trim in need of repair and / or paint
<input type="checkbox"/>	Front door and / or garage door in need of repair or paint
Please arrange to remedy the checked items as soon as possible so as to be in compliance with the relevant Covenants and Restrictions.	
<input type="checkbox"/>	1 st Request
<input type="checkbox"/>	2 nd Request
<input type="checkbox"/>	3 rd Request

10. Unfinished Business

- None raised

11. Resignations & Elections

- Jesse Schreiner is moving and resigned as of 6/21/22.
- The remainder of the 2021 Board members will continue for another year.

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The Board is looking for volunteers to fill potential at-large (non-voting) positions. We would like to have volunteers from the west side of the neighborhood as current members are all on the east side. Positions may include:

- Architectural Control Committee
- Accounting
- Special Projects

Please submit your interest to Shandar Hoagland at DSI and include your area of interest and any relevant experience.

12. Original Resolutions and New Business

- a. Question from Doreen Forslund – Does the HOA have guidelines for solar panels. A: They are allowed.
- b. Question from Cathy O’Donnell – Who should we contact if we have interest in joining the Board? A: shoagland@dsirealestate.com
- c. Question from Lisa Spadoni – Are rain barrels allowed? A: Yes.
- d. Question – Do we know if the City plans on completing any more road work or repair to High Point Road? A: discussion, but no clear guidance possible.
- e. Question to group – What would you like to see on the website that isn’t already there? A: Edge of property lines suggested. Follow up: City and County websites provide plat dimensions.

SurveyMonkey will be sent by DSI to participants for feedback.

Meeting adjourned at 8:04pm.

Please do not hesitate to reach out if you need anything!

Board of Directors bod@valleyridgemadison.com

Architectural Control Committee (ACC) arb@valleyridgemadison.com

Shandar Hoagland shoagland@dsirealestate.com

DSI Real Estate Group Website <https://www.dsirealestate.com>

Phone Number 608.226.3060

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Addendum: Barbara McKinney Comments for VRHOA Meeting

June 2022

With Redistricting Valley Ridge is with the new District 20. The Alder for District 20 is Matt Phair. He served that District prior to Alder Albouras. He will serve the remaining term left by Alder Albouras as the Alder until April 2023. The invitation related to the new District 20 should also be sent to Alder Phair.

I continue to serve as District 1 Alder until April 2023. The Redistricting creates a NEW DISTRICT 1 and will have a new Alder elected in April 2023. In essence we are in District 20, our Alder is currently Matt Phair.

My priorities continue:

1. Public Safety. I support the Body Worn Camera Pilot. I completely support the collaboration between the community and our police department. This is Madison. YES, we must move forward in the area of rebuilding community trust of police within our community for all people. We have an informed, experience and well qualified Police Chief. I support Chief Barnes. The revolving door of juvenile offenders does not rest solely with the judicial system. Where are the rehabilitation centers to house these juveniles? Our increasing gun violence and crime is blatant. Police cannot stop violence isolated without community buy in. ALL LIVES MATTER. We have elected City Alders who have joined in the false narrative believing that defunding police is the answer. IT IS NOT.

2. Transportation is critical. We cannot continue to disregard the City's borrowing because it directly

relates to a reduction in services paid for by our property taxes. The more we borrow, the more we must pay back, subsequently; this causes a reduction in our ability to pay for needed public services. The more debt we incur there is a corresponding reduction in the money available to pay for city services.

YES!! The current transportation system needed overhauling, but aligning this with BRT (Bus Rapid Transit) is costing us. The federal funding will not sustain the city budget. The alignment of the transportation redesign with BRT is not sustainable within the existing transportation budget.

3. I do not support Alders serving full time. We are not there yet. I do support a 4 year vs a 2 year term for Alders.

4. Future expansion of development on the far Westside, housing density are priorities. Developers find working with the City challenging. Our zoning laws are being updated.

5. As Westsiders, BECOME ACTIVELY ENGAGED in our neighborhood and in CITY GOVERNMENT.

6. I did not support camping in Reindahl Park. We do need a permanent men's homeless shelter. One

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that provides an opportunity for those needing a temporary hand up, but realizing that there are those in our city who will spend their lives satisfied with receiving a handout.

7. It is important to define what are our priorities. Work to understand our new District 20 neighbors.

Please share what are your priorities?

8. Next step, I would like to schedule a meeting with Alder Phair.

Alder Harrington-McKinney