

Liberty Place Homeowners Association 2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: May 9th, 2022

Location: McFarland Library and Online via Microsoft Teams

Meeting Called by: Liberty Place HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Shandar Hoagland

Agenda Item:

A. Roll Call:

- Obtained via Microsoft Team attendee download and sign in sheet.
- There were 11 homes represented in person and 7 online.

B. Proof of Notice of Meeting:

- Shandar presented the letter and was mailed out to all homeowners on 4/19/2022
- If you notice any errors or did not receive the letter, please email Shandar Hoagland at shoagland@dsirealestate.com.

C. Reading of Minutes of Prior Meeting:

- Previous meeting minutes were posted to the DSI Real Estate Group website, for homeowners to review prior to the meeting:
<https://www.dsirealestate.com/hoa/liberty-place/documents/>
- There were no questions, and the minutes were approved.

D. Officers Reports:

- Out of the 259 assessment units, there are currently 20 who have yet to pay. Late fees have been assessed. If payment was not made following the late letters being sent, we will move forward with the lien filing process. Once a lien is placed on the home, the homeowners will not be able to sell or refinance until the lien is satisfied.

E. Committee Reports:

- Approved some patios, decks, fences and garage doors.
- Did send out several violation letters throughout the year.

F. Elections:

- The Board and ACC need volunteers.
- Typical monthly commitment is about an hour unless there is a large project or issues. Work is done mostly through email.
- Volunteers for Board positions were taken. If you are interested in joining the Board, please email Shandar Hoagland at shoagland@dsirealestate.com.

Board of Directors Volunteers

Ryan Palmer

Debbie Murphy

David Brynelson

Architectural Control Committee Volunteers.

Jessica Kasmerchak

Q: What is the difference between an HOA and a Neighborhood Association?

A: The HOA is governed by the CCRs and maintain the HOA owned areas.

A Neighborhood Association is more of a political group that works with the city to achieve their goals.

G. Unfinished Business:

Q: What can we do in regard to the marsh maintenance?

A: This needs to be addressed by the City of Madison as it is owned and maintained by them. We can get the Alderperson involved.

You can use the Report a Concern section on the City of Madison website to report and City related issues. <https://www.cityofmadison.com/reportaproblem/>

Alley Maintenance

Q: Why does the HOA pay for trash collection on the alleys?

A: City of Madison will not collect on alleys, so the developer decided it was best to have the HOA pay to collect the trash on the alleys rather than having the owners on the alleys wheel their carts to the front of the home.

The City has been contacted about this issue several times and they will not collect the trash on the alleys. We will reach out again.

This is written in the Covenants that all owners will cover the cost of trash collection on the alleys.

Q: Can we change the Covenants to amend who pays for trash collection?

A: The Covenants can be changed with a quorum of homeowner's approval 25 years after the Covenants were written. The first opportunity for a Covenant change is 2028.

H. Adoption and Approval of Annual Budget:

- Budget was approved by the Board and distributed to homeowners in December.
- Overall budget amount increased by \$440, \$2 per assessment unit. The funds were shifted into varying categories as needed.
- 2021 Expense Report

After all of the 2021 bills were paid, the HOA ended the year with a shortfall of \$4,312.28

Snow removal was over budget by \$3,585

Quite a bit more snow in early 2021

Mowing was over by \$309.85.

30 mows vs the typical 24-27

Utilities were over by \$866.98

Storm water charges have increased over the past several years.

	Budget	Actual	Difference
Snow Removal			-
	<u>\$7,000.00</u>	<u>\$10,585.00</u>	<u>\$3,585.00</u>
Mowing			
	<u>\$5,250.00</u>	<u>\$5,559.85</u>	<u>-\$309.85</u>
Landscape Maintenance			
	<u>\$3,325.00</u>	<u>\$3,394.00</u>	<u>-\$69.00</u>
Maintenance			
General	\$500.00	\$196.00	
Waste Removal- Alley	\$7,000.00	\$7,292.06	
	<u>\$7,500.00</u>	<u>\$7,488.06</u>	<u>\$11.94</u>
Property Taxes			
	<u>\$0.00</u>	<u>\$3.64</u>	<u>-\$3.64</u>
Utilities			
	<u>\$3,000.00</u>	<u>\$3,866.98</u>	<u>-\$866.98</u>
Liability Insurance			
	<u>\$1,047.00</u>	<u>\$1,037.00</u>	<u>\$10.00</u>
Misc.			
Bank Service Charges		\$206.00	
Tax Preparation		\$350.00	
Postage		\$290.15	
	<u>\$1,000.00</u>	<u>\$846.15</u>	<u>\$153.85</u>
Management Fee			
	<u>\$12,540.00</u>	<u>\$12,540.00</u>	<u>\$0.00</u>
Grand Total	<u>\$40,662.00</u>	<u>\$45,320.68</u>	<u>\$4,658.68</u>

HOA Fees Income	\$40,584.50
Late Fee Income	\$423.90
Total Income	<u>\$41,008.40</u>
	-
Expenses	<u>\$45,320.68</u>
2021 Shortfall	<u>-\$4,312.28</u>
Balance of Accumulated Surpluses	\$22,134.03
2020 Snow Removal Bill paid in 2021	<u>-\$2,340.00</u>
Ending Balance	<u>\$19,794.03</u>
2021 Shortfall	<u>-\$4,312.28</u>

Year End Balance of
Accumulated Surpluses \$15,481.75

Q: Can we reduce landscaping costs by eliminating weed control?

A: If this is done, the gravel path will be overgrown with weeds within a month.

There was a suggestion to get volunteer committees together to handle some of the maintenance items to reduce costs.

I. New Business

a. Path Maintenance

- i. Gravel will need to be added again in the near future.
- ii. We do treat the path for weeds, so the path does not get overgrown.

b. Snow Removal Costs

- i. We try to reduce costs annually and this last fall we changed vendors.

c. Liberty Place Sign Lighting Options

- i. The board will be removing the electrical lights at the sign bed and replacing with solar lights. This will be a onetime removal and install cost to alleviate a monthly utility charge.



(Colors on lots do not mean anything as this is an old marketing map)

Q: Can we have an outbuilding?

A: No, per the Covenants they are not allowed. Also, adding an outbuilding affects the grading and water flow in the neighborhood.

d. DSI Management Agreement is up for renew this year. The Board will review and decide whether or not to continue for another 3 years.

J. Adjournment:

- Meeting adjourned at 7:17 pm

Stay in touch with your neighbors!

Neighborhood Forum: <https://nextdoor.com/neighborhood/libertyplace--madison--wi/>

Neighborhood Association Website: www.libertyplacemadison.com

Facebook: <https://www.facebook.com/groups/348271115598455>

Board of Directors/ACC Members:

libertyplaceacc@gmail.com

libertyplaceboard@gmail.com

Debbie Murphy

Ryan Palmer

David Brynelson

Jessica Kasmerchak

City of Madison Issues; <https://www.cityofmadison.com/reportaproblem/>

City of Madison snow removal issues; <https://www.cityofmadison.com/get-around/snow-removal>

District 16 Alderperson <https://www.cityofmadison.com/council/district16>

Alder Jael Currie,

Council Vice President

Phone: (608) 561-7151

district16@cityofmadison.com