

**Secret Places Homeowners Association**  
**2021 Annual Meeting Minutes**  
**Facilitator: Shandar Hoagland, DSI Real Estate Group**  
**Meeting Date: November 16<sup>th</sup>, 2021**  
**Location: Virtual**  
**Meeting Called by: Secret Places HOA**  
**Type of Meeting: Annual Association Meeting**  
**Note Taker & Timekeeper: Serena Pretti**  
**Attendees: Please see attendance sheet**

A) Roll Call.

Roll Call is obtained via download attendees' tool on Microsoft Teams (there were 15 people in attendance)

B) Proof of Notice of Meeting.

Shandar presented the original mailer that was mailed to all homeowners on November 3<sup>rd</sup>.

C) Officers Reports.

Homeowners were asked to review the minutes on the DSI Real Estate Group website prior to the meeting. No questions, the minutes were approved.

Delinquent Association Dues

-There are currently 5 homes that are delinquent. Liens were filed in October.

HOA Financial Report.

- 2021 Expenses review; Please see full report on page 3.

D) Committee Reports:

- ACC provided an update on the transition of the ACC management to DSI. As well as a summarization of the requests that have been received so far this year, approvals, denials and violations that were sent out.

E) Elections - Shandar

○ HOA board

- We need 3 to 5 board members in order to have a well-functioning Board.  
The following homeowners agreed to be on the Board and ACC for the next year.  
Mike Pfohl                      John Nagler  
Karin Cady                      Lucas Munz  
Heather Geye                      Wendy Gottschalk  
Jason Grade  
Jon Purintan volunteered to be a member of the Board this year as well.

F) Unfinished Business.

- Out lot 2 drainage issue.
  - Removed several evergreens in out-lot 2 to help alleviate this issue.
  - Turned off irrigation to out-lot 2 as wellWe will continue to monitor the area to see if these actions have made any improvement.
- Landscaping projects to be done this winter/spring
  - Tree Pruning
  - Tree Removal
  - Plant removal and replacement bridge repairs/staining

G) New Business.

- Landfill location- This is a topic that is not considered an HOA issue. Please discuss this topic with your Alderperson and Neighborhood Association. Links to contact info for both can be found below.
- Topic of changing the covenants to allow for mailbox changes and temporary pools was discussed. Several owners would like to have the Board reconsider a change rule about no above ground pools.

The Board has looked into this and the way the covenants are written, we are unable to change the covenants until 2029.

H) Adjournment.

- There were no more questions, so the meeting was adjourned at 7:32 pm

### **REMINDERS**

No dumping of trash or yard debris anywhere in the neighborhood. You may take things that the city doesn't pick up to **4602 Sycamore Ave.** Additional information can be found on the City of Madison's website;  
<https://www.cityofmadison.com/streets/refuse/dropoffsites/>

Please park at least 15 feet away from the corners so that people can see through intersections.

### **Stay in touch with your neighbors!**

<http://www.secretplacesneighborhood.com/>

[nextdoor.com/joinCDXUKC](http://nextdoor.com/joinCDXUKC)

[facebook.com/groups/secretplacesneighborhood/](https://www.facebook.com/groups/secretplacesneighborhood/)

City of Madison District 16 Alderperson.

<https://www.cityofmadison.com/council/district/?district=16>

Secret Places Expense Breakdown 2021

2022 Budget

	2021 Budget	Actual	Difference	2022 Budget	Difference
Snow Removal/Salt (Base: 18 Snow/18 Salt)					
Total	\$7,500	\$5,389.38	\$2,110.62	\$7,500.00	\$0.00
Mowing (Base: 22 Season)					
Total	\$16,950	\$17,750.00	-\$800.00	\$18,460.00	\$1,510.00
Landscape Maintenance					
Fertilizer/weed control		\$4,736.99			
Bed maintenance		\$7,596.00			
Total	\$19,263	\$12,332.99	\$6,930.01	\$20,000.00	\$737.00
Irrigation					
Total	\$970	\$174.50	\$795.50	\$850.00	-\$120.00
Maintenance					
Regular Maintenance		\$2,628.74			
Path Maintenance		\$2,500.00			
Water Feature Maintenance		\$17,206.59			
Trash Collection		\$5,367.85			
Total	\$26,000	\$27,703.18	-\$1,703.18	\$26,000.00	\$0.00
Utilities (Water & Electric)					
Total	\$16,525	\$16,328.28	\$196.72	\$17,000.00	\$475.00
Liability Insurance					
Total	\$3,000	\$2,914.00	\$86.00	\$3,000.00	\$0.00
Misc.					
Annual Report Filing					
Bank Service Charges		\$175.00			
Postage		\$35.77			
Printing/Reproductions		\$173.20			
Property Taxes		\$0.00			
Tax Preparation		\$350.00			
Total	\$4,000	\$733.97	\$3,266.03	\$5,700.00	\$1,700.00
HOA Management Fee					
ACC Management Fee		\$11,142.00		\$14,850.00	
Management Fee	\$14,855	\$2,725.00	\$988.00	\$6,540.00	\$6,535.00
Total		\$13,867.00		\$21,390.00	
Grand Total	\$109,063	\$97,193.30	\$11,869.70	\$119,900.00	\$10,837.00
Divided by Total Units	436			436	
Annual Cost per Home **	\$250			\$275	\$25.00

Projected Income	
HOA Dues	\$109,062.50
Late Fees	\$975.00
Misc Income	\$500.00
Total	<u>\$110,537.50</u>
Year to Date Expenses	<u>-\$97,193.30</u>
	<u>\$13,344.20</u>