

Heritage Hills Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 8, 2022 at 5:30 pm

Location: Online Teams Meeting

Meeting Called by: Heritage Hills HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Attendance Download
- b. Introduction of Shandar and Serena with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. None - this is the first meeting for the Heritage Hills Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on January 26, 2022
 - Letter, Agenda, Financials and Paperless Communication Release also sent via email.

D) Resignations & Elections

- a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 7% complete. More information regarding elections will be presented as the neighborhood is closer to completion.

E) Reports of Officers & Employees

- a. The Association has a total of 628 assessment units. All lots are paid in full. Late fees are assessed in March, and after late letters go out, if no payment is received by May we will move forward with the lien filing process. Once a lien is filed, the homeowner is unable to sell or refinance without first paying the dues and satisfying the lien.
- b. Veridian Homes pays the dues on all vacant lots; so all 628 units are paying in each year.

F) Reports of Committees

- a. ACC Update: The ACC web page is a great starting point when you are considering an exterior or structural change project on your lot. The web page offers fillable PDF applications, as well as the Covenants (CCR's) and other project information
<https://www.dsirealestate.com/condo-hoa/acc/>
- b. The ACC can be contacted at : acc@dsirealestate.com

Q: Do fire pits require approval?

A: Portable fire pits do not require approval; if you are building a structure to place the fire pit in, then you would submit an application to the ACC.

Q: If my project is not listed on the website within a grey tile, does it still require review?

A: If your project does not fall into one of the categories listed on the website, you likely will use the Universal Application, as well as submit the supporting materials along with it. Please feel welcome to reach out to the ACC (acc@dsirealestate.com) if you have questions on what does/does not require approval.

Q: If I wanted to change my door color, would I need to apply.

A: Yes! You would utilize the Universal Application, as well as submit a color sample for the Veridian Design Team to review.

Q: Is there a requirement as to where fences are to be placed?

A: Yes; fences are to be placed directly on the lot lines, and meet up with the corners of the home or garage. No fences are permitted within front yards. Neighboring homes that both install a fence will have a shared line of fencing on the lot lines.

Q: Are temporary fences permitted for the lots that have the utility main line running through them, not allowing the fence to be placed on the lot line?

A: Temporary fences are not permitted within the neighborhood, but we would work with you on a location variance for the fence.

Q: Is Leading Edge the only fence installation company we are able to use?

A: You can select a fence installer of your choice, they just have to carry the approved fence style and color (please ensure all fence specs match).

G) Unfinished Business

None; as this is the first annual meeting. In upcoming years, this is where we will review topics discussed at the previous years meeting, and resolutions to any outstanding issues.

H) Original Resolutions & New Business

Q: Would it be possible to get a neighborhood pool?

A: Unfortunately, this is not likely. As platting has been finalized and approved by the Village of Waunakee.

Q: Could we get a light pole by the mailboxes?

A: Shandar working on finding a light to install by the CBU near lot 2000. We are looking into solar options due to lack of electricity to the location.

Q: Could lights be added to the park?

A: Shandar reaching out to the Village; the Village owns and maintains the park.

Q: Power out on block near lots 42-52; a truck backed over the light. Are there any updates on fixing this?

A: Shandar reaching out to Veridian.

Q: Based on the budget structure, our dues should stay relatively the same moving forward?

A: Correct; the goal is to keep dues around the same price point for all owners' year to year.

Q: Does mowing and snow removal on the budget go towards payment of the services at the Haven homes (2000-2005)?

A: The Haven homes have a separate monthly Haven payment that covers the mowing and snow removal services on their lot, on top of their annual HOA dues payment.

Q: The snow removal on the exterior sidewalks of the park has not been done consistently, is this the responsibility of the HOA?

A: It is the Village of Waunakee's responsibility to clear the area, but Shandar is reaching out to our vendor to see if he would be able to assist, to ensure the area gets cleared.

Q: Is it possible to have a neighborhood representative, who communicates with DSI and then informs the homeowners on different topics/neighborhood updates.

A: Yes! Please reach out to Shandar (shoagland@dsirealestate.com).

Q: When will the road be repaved?

A: When a phase is completed, Veridian will come through and repave the roads. They want to wait until the construction vehicles are no longer frequently utilizing the roads before re-paving!

I) Adjournment

- a. Note Time of Adjournment; 6:07pm

If you are interested in Paperless Communication; please reach out to Serena:

spretti@dsirealestate.com, she will send you the form to complete and return, to get enrolled.

DSI values your feedback! A 5-question survey was sent out via Survey Monkey after the meeting, we would love to hear how we are doing and how we can improve!

<https://www.surveymonkey.com/r/NG8TRLJ>