

Eagle Trace Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 17, 2022 at 6:00 pm

Location: Online Teams Meeting

Meeting Called by: Eagle Trace 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. 2021 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. Minutes were approved.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on February 2nd, 2022
 - Letter, Agenda, Financials and Paperless Communication also sent via email.

D) Resignations & Elections

- a. None at this time. These will take place after the neighborhood has been conveyed to the homeowners – this occurs once the neighborhood is 100% complete.
- b. The neighborhood is approximately 50% sold at this time.

E) Reports of Officers & Employees

- a. Late fees for HOA dues will be applied on March 15th, along with a reminder letter. If dues have still not been satisfied by May, we will begin the lien filing process.

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

G) Unfinished Business

Snow removal around the CBU's – additional measures were put in place to remedy this.

- Residents confirmed this has improved.

Park Maintenance – the City of Madison does the snow removal around the park. The HOA will still be mowing the park. The HOA will be working closely with the City to ensure we are mowing the proper amount in the park area.

Pet Waste – please clean up after your pets!

Trash Receptacles – please keep your trash receptacles in an area not visible to others. Ideally within your garage.

H) Original Resolutions & New Business

Q: Who sets the budget?

A: There is a budgeting team that contains members from both Veridian Homes and DSI, that work together to create the budget. The final budget is then approved by the Developer (Veridian).

Q: How are vendors determined?

A: All services are bid out annually. We like to get three bids for each service; then decide upon a vendor from there.

Q: What caused the overage in mowing?

A: Additional mowing in the park, as well as a longer mowing season.

Q: What does snow removal cover and who does it?

A: Snow removal around the CBU mailbox units; our hired vendor.

Q: Does the HOA clear the streets?

A: No, the City of Madison clears the streets in the neighborhood.

Q: Does the snow removal line item also cover the sidewalks in front of vacant lots?

A: Veridian is responsible for the snow removal in-front of the vacant lots; they also hire a vendor to clear those areas. If there are issues with this, please contact Shandar (shoagland@dsirealestate.com)

Q: Has the budget for 2022 been updated to reflect inflation costs.

A: Yes!

Q: What is the insurance cost for?

A: A general liability policy for the neighborhood.

Q: When the neighborhood is conveyed, who creates the budget?

A: The new Board of Directors will determine the budget, along with the hired on management company. They will also be responsible for bidding out the services.

Q: Will the ACC Management fee always remain part of the budget?

A: While under developer control, yes. But, once conveyed it will be up to the Board if they would like to continue with this hired service, or if the ACC Board will review projects.

Neighborhood Association:

- The surrounding neighborhoods, Spruce Hollow, Birchwood Point, 1000 Oaks, Acacia Ridge, Cardinal Glenn – would like a representative from the Eagle Trace neighborhood to join their Board, as well as get the neighborhood involved with the Association.
- A neighborhood association has more political power; as well as plans neighborhood events, etc.

Q: Can homeowners be part of the budgeting process?

A: While Veridian remains the Board of Directors, they have final say in all budgets. But, homeowners are always welcome to reach out to Shandar with questions, suggestions, concerns, etc. shoagland@dsirealestate.com

Q: Is it possible for the Eagle Trace neighborhood to expand beyond what currently is platted?

A: It is possible, but we do not have any details on expansion for the neighborhood. Currently, the map that is available is what the Eagle Trace neighborhood will be.

Q: Do you know when they will finish the park items?

A: Unknown at this time.

Q: Can we change the fence style?

A: Veridian Homes did extensive research before making the decision to move to offering one fence style and color within the newer neighborhoods. It was found that even in neighborhoods where multiple options were offered, homeowners choose to go with the vinyl Stratford style. Having a single fence style allow for increased uniformity; and aesthetic appeal, as only one fence is permitted per shared lot line; so those homes sharing a fence line have the same style and color around the perimeter of the entire property. No variances to fence style or color will be permitted.

Q: Why do we have CBU's and not standard mailboxes?

A: The City of Madison required the CBU's to be installed, as part of the development agreement.

Q: Who plants the trees in the terrace?

A: The City of Madison – Shandar looking into a time frame for planting.

I) Adjournment

a. Note Time of Adjournment; 7:41pm

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>