

Village at Autumn Lake Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 21, 2022 at 6:00 pm

Location: Online Teams Meeting

Meeting Called by: Village at Autumn Lake 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 9th, 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 29% 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

Q: Is the ACC process something that is new?

A: No, there has always been an ACC and projects that require approval. Previously Veridian Homes was self-managing this service, but as of January 1, 2021 DSI took over the management of the ACC and it is now a line item on the annual budget.

G) Unfinished Business

Pet Waste – please clean up after your pet.

- We are hopeful to get the pet waste station that was removed as part of construction, re-installed soon.

Q: Are citations possible for repeat offenders of not cleaning up pet waste?

A: The HOA cannot issue citations, but the City of Madison Police Department may be able to assist and offer greater enforcement.

Grass Repair on Levitan Lane

- Grass is coming in much better now that vendors are not using the area for staging.

Re-Seeing of the Park

- Completed in 2021

Park Drainage

- Addressed and completed in 2021

Snow Removal near CBU's

- Vendor plowing large chunks of grass along common sidewalks, especially on Lien Road, when clearing – Vendor is to be out to remedy these issues. Please reach out to Shandar, and she will help get this addressed this spring.

H) Original Resolutions & New Business

Q: What can we do when the CBU's freeze shut? It happens every once in a while.

A: Please use a de-icing agent in the lock when it is frozen shut.

Q: There is a pile of lumber off Levitan Lane near the retaining pond, that is very unsightly. When will Veridian be removing this.

A: Shandar reaching out to Veridian to see when this will be removed.

Q: Can you explain the 9-units, where is it located? Do our HOA dues cover their snow removal and lawn mowing charges?

A: It is located off Lien Road, near the entrance of the neighborhood. The nine units pay annual HOA dues, in addition to an \$800+ fee for their own snow removal and mowing charges to the

9-unit property. The 9-units total charge for the year is around \$1,100 where as the single family lots in the neighborhood have an assessment amount of \$268.63.

The nine-unit building pays an additional \$7,801.47 into the HOA. Please reference the 2021 financial report for the break-down of charges.

Q: Why is the 9-unit included on the budget if is not part of the HOA?

A: It is part of the HOA; all line items on the budget are part of the HOA.

Q: Did the lake maintenance include addressing the fish kill issue?

A: No, the HOA has not paid remedying or finding the source of the fish kill.

Q: What caused the fish kill to happen?

A: It was perfect storm of a number of things, including: removal of the weeds, hot, dry weather, and use of the water for construction purposes.

Q: Are homeowners privy to copies of receipts and invoices for services?

A: Please contact Shandar directly at shoagland@dsirealestate.com, she will provide these upon request.

Q: What does lake maintenance include?

A: Clearing of the weeds, maintenance, install and removal of fountains and aerrators?

Q: What is the consistency of the weed removal charge, is that something that will have to be done yearly?

A: Shandar reaching out to Veridian to gather more information; unsure of consistency of this charge.

Q: Is there a master document that explains how the budget is created.

A: The Covenants (CCR's) address this, but also feel welcome to reach out Shandar and she is happy to discuss.

Q: Can you explain variables that go into approving this large of a budget overrun?

A: Snow removal was the main factor; as well as the unanticipated \$7,000 2020 snow removal charge that was added to the 2021 financial report.

Q: Why does the budget for 2020 and 2021 show 706 units?

A: That is the total number of units that will be in the neighborhood, once it is complete. Veridian pays the dues on all vacant units, to make up the remainder of the budget, that is not covered by the occupied units.

Q: Is there a way to be notified of an overage before the budget is sent out?

A: Unfortunately, no. We do not know what the final budget will be until the end of the year, when financials are completed.

Q: Is the snow removal for this winter or the previous winter?

A: It is for 2021.

Q: Is the lake public?

A: It is owned by the Association, so it is the HOA's responsibility to maintain.

Q: Are services bid out each year?

A: Yes! We aim to receive 3 bid per year. If any homeowners have recommendations on companies they would like us to bid out, please send them to Shandar.

Q: What is DSI's position on garbage cans being left out.

A: The Covenants do not strictly dictate where they are to be stored, but we ask that they are out of sight and if possible in your garage.

Q: Where can we find the covenants?

A: <https://www.dsirealestate.com/hoa/village-at-autumn-lake/documents/>

Q: Does DSI manage other Veridian neighborhoods?

A: Yes, we manage both Veridian non-Veridian neighborhoods.

Q: Could we get lower rates if more neighborhoods are bid out together?

A: We do our best to get the best deal and services level for the neighborhood.

Q: When will the path around the lake be complete?

A: Shandar will reach out to the Land Department for an update.

Q: Will new trees be planted in the park?

A: Shandar will keep an eye on it, and look to factor it into the 2023 budget.

Q: When will the dog park be complete?

A: Shandar will reach out to the Land Department for an update, not sure when development will go that direction.

I) Adjournment

a. Note Time of Adjournment; 6:43 pm

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>

Neighborhood Facebook Page: The Village at Autumn Lake (Madison, WI)