

# Village at Autumn Lake Homeowners Association

## 2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 28, 2023 at 7:00 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. 2022 Minutes were posted on the DSI website: [www.dsirealestate.com](http://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 17<sup>th</sup>, 2023.
  - Letter, Agenda, Financials, PowerPoint Slides and Paperless Communication also sent via email, the morning of the meeting.

#### 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 37% sold at this time.

#### E) Reports of Officers & Employees

- a. Late fees for HOA dues will be applied on March 15<sup>th</sup>, 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](mailto:acc@dsirealestate.com)

## **G) Unfinished Business**

Pet Waste – please clean up after your pet.

- Pet waste stations can only be placed on HOA owned land. An additional pet waste station will be added on the corner of Golden Dusk Parkway & Autumn Lake Parkway, this spring.

Mailbox CBU De-Icing

- We recommend owners keep a bottle of lock deicer on hand. We are looking into ways to store lock deicer at the CBU's in the winter as well.

Dog Park Update

- At this time, Veridian does not have a timeline for when the dog park will be added/completed.

Lake Path Update

- Approximately 5 years away from path completion, per the Veridian Land Department

City View Landscape Buffer

- Several dead trees that did not survive the initial planting. They will be replaced this spring.

## **H) Original Resolutions & New Business**

Q: Could pickleball courts be added to the neighborhood?

A: The plat as is, currently does not have pickleball courts. We can present this to Veridian as something members of the neighborhood are interested in, but cannot guarantee they can/will be added.

Q: What is included in the seasonal décor line item?

A: The Developer (Veridian Homes) requests that fresh garland and lights be added to the neighborhood signs. The line item includes décor, set up, taken down and storage of the materials.

Q: Does the HOA have any leverage with the utilities in the neighborhood?

A: Unfortunately, we do not. I would recommend reaching out to your new home specialist or personal builder; they may be able to assist.

Q: The dog park is no longer on the map, does that mean it will no be installed?

A: Not necessarily, Veridian just does not have a timeline at the moment, for when it will be installed.

Q: Why is there a budget line item for snow removal of the path, if it will not be completed for 5 years?

A: Two separate budgets are created each year for your neighborhood. The first budget is created as if the neighborhood is 100% complete, to obtain the dues amount. From there we create a separate budget based on phases completed and currently under construction; for the year at hand. All units pay into the budget each year, Veridian pays for vacant lots. The budget is created this way, so that the fluctuation in dues amounts is relatively small.

Q: Can we have the fountains run consistently to decrease the need for lake maintenance. They were not on daily last summer.

A: The cost to run the fountains is very high. The lake has 12 aerators under the water that run at all times.

Q: There is a green space at the end of Levitan where snow is not being removed on the sidewalk, can this area be added to the vendors snow removal list?

A: The HOA does not maintain this area; the City of Madison does. You can report snow removal issues to the City via their Report a Problem feature:

<https://www.cityofmadison.com/reportaproblem/>.

\*An HOA snow removal and landscaping responsibility map is available on the Autumn Lake webpage: <https://www.dsirealestate.com/hoa/village-at-autumn-lake/>.

Q: Is the surplus from the previous year already accounted for?

A: Yes, surplus' go into the neighborhoods general fund and can be used to off-set previous shortfalls.

Q: Construction litter is an issue, who do we contact?

A: You can let us know and we will discuss with the Veridian Construction team, or you can call Veridian directly at 608.226.3000.

Q: The roads in the neighborhood were not plowed.

A: The City of Madison clears the roads within the neighborhood. If there are issues, please report them to the City via their report a problem tool:

<https://www.cityofmadison.com/reportaproblem/>.

Q: Do you foresee HOA dues going down in future years, with more homes being added?

A: No. Each lot pays in each year. Two separate budgets are created each year for your neighborhood. The first budget is created as if the neighborhood is 100% complete, to obtain the dues amount. From there we create a separate budget based on phases completed and currently under construction; for the year at hand. All units pay into the budget each year,

Veridian pays for vacant lots. The budget is created this way, so that the fluctuation in dues amounts is relatively small.

Q: When will they decide on the elementary school addition?

A: The land slotted for the school is owned by the City of Sun Prairie. We would recommend reaching out to them for a construction timeline.

Q: Are there any plans to re-surface Felland Road?

A: Per the City of Madison's Engineering Division, work on Felland Road is scheduled to begin the week of March 27, 2023. It is anticipated that the project will take approximately 3 months to complete. More details can be found on the Engineering Department's website:

<https://www.cityofmadison.com/engineering/projects/felland-road-reconstruction>

Q: Would we talk to the City about the addition of a speed bump & stop signs on Autumn Lake Parkway?

A: The City of Madison or your Alder person would be able to assist with this!

Q: Do the neighborhood members have any say in the Covenants/neighborhood regulations, while the neighborhood is under developer control?

A: Unfortunately, no. So long as Veridian is in control of the neighborhood, they have final say in decisions made about the neighborhood, and the CCR's. Upon conveyance, a neighborhood board will be formed to aid in decision making, however, the CCR's cannot be changed for 25 years beyond inception of the neighborhood.

## **I) Adjournment**

### **a. Note Time of Adjournment; 7:40 pm**

If you are interested in Paperless Communication; please reach out to Serena: [hoa@dsirealestate.com](mailto:hoa@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!

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

**Q: Can homes be rented out?**

A: Yes, however, the lease must be approved by the HOA and must be at least 6 months in length. No Air Bnb's or short-term rentals are permitted, per the CCR's.

**Q: How do we know who is responsible for snow removal through out the neighborhood?**

A: A snow removal map outlining HOA vs. City responsibilities, is posted to the VAL Documents page on the DSI website. A copy was also sent out with the meeting invite.

**Q: Does the HOA budget include maintenance of the apartment grounds?**

A: No – the HOA does not pay to maintain any of the area owned by the apartments. The apartments have their own mowing/snow removal vendors, separate from the HOA.

**Q: How are vendors decided upon?**

A: The HOA bids out vendors for mowing, snow removal and landscaping each year. We get at least 3 bids for each service.

**Q: Can we view itemized invoices?**

A: Yes, you can set up an appointment to come into the DSI office and review.

**Q: What costs will be associated with the amphitheater?**

A: Utilities, entertainment costs, etc.

— HOA Snow Removal  
 -Includes all CBU's and entry signs

— City of Madison Snow Removal  
 -Includes City streets & Carriage Lanes



HOA Landscaping/Mowing Responsibilities:

Entry Signs

Mowing/Weeding of all medians

OL 45: mow 1 pass along each side of the path

OL 42: mow entire outlot

OL 47: mow 2 passes on each side of the path  
-mow green space between lots 675-676

OL 48: mow between lots 704-705  
-mow between rear property lines & path

OL 49: maintain traffic island; mowing/weed control

OL 70 - mow entire outlot

OL 55 - Lake

Landscape Buffer behind lots 1120-1129

Autumn Lake Parkway between lots 682 & 683  
-mow up to the tree line

Walking Path around the lake - HOA to maintain/mow

Landscape Buffer along Felland - HOA to mow 2x/year

Retaining Wall in front of lots 1116-1119

OL 73: mow one pass along each side of the path

Green Space behind lots 805 & 806 - HOA to mow

Green Space SW of lot 1194 - HOA to mow

Traffic Circle on Felland - HOA to maintain

