

Grandview Commons Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 28th, 2022

Location: Microsoft Teams Online

Meeting Called by: Grandview Commons HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken via Teams

Agenda:

A) Roll Call

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

B) Reading of Minutes of the last Meeting

- a. Posted on the DSI website: www.dsirealestate.com

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners on April 18th, 2022.

D) Reports of Officers & Employees

- a. There are 1766 assessment units and only 92 of them have yet to pay. If they do not pay, we will begin the lien filing process. Once a lien is filed, an owner cannot sell or refinance without paying their dues.

E) 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

F) Elections

- a. None at this time. The neighborhood will be conveyed when the neighborhood is complete.

G) Unfinished Business

a. Pet Waste

Please be a responsible pet owner and clean up after your pets.

b. Snow Removal

Snow removal on most of the carriage lanes is done by the City of Madison.

Please call them directly with any damage or concerns.

The HOA does snow removal on the small carriage lanes in Northeast, between lots 1166-1197, and the sidewalks on several green spaces throughout the neighborhood.

c. Trash Collection on the Alleys

All owners in the neighborhood pay an equal share of all HOA related costs listed on the Annual budget. This includes trash removal in the alleys.

Homeowners who live on alley ways also pay taxes to the City for trash removal; just like non-alley way homes do.

Alley- way homes are to place their receptacles near the alley way for pickup.

The City of Madison is considering not accessing a new recycle tax.

Advantages to Public Alleys in Grandview:

Public Alleys = No Annual Property Tax & City covers snow removal

Private Alleys – Taxable & HOA would cover snow removal

Private alleys would result in the of additional line items to the annual budget to cover the alley taxes and snow removal costs.

Private alleys would also require the addition of reserve fund for alley replacement and maintenance. This amounts to approximately \$50,000 per alley.

Additional line items for alley Taxes, Snow Removal and Reserves would result in increased HOA dues for all owners in the Grandview Commons Neighborhood.

H) Adoption and Approval of Annual Budget;

The 2022 budget was approved by Veridian Homes in December and mailed to all owners.

The overall charge to each assessment unit increased from \$147.11 to \$164.52.

The budget and all other HOA documents can be found on the Grandview Commons page of the DSI website;

<https://www.dsirealestate.com/hoa/grandview-commons/documents/>

2021 Year End Financial Report;

Snow Removal-

Budgeted for 18 standard snow and salt events
(dusting-2.9 in at \$1,833.33 per event)

We received the following in Jan, Feb and March;

11 snowfalls that were a dusting-2.9 in

3 that were 3-6 in

1 that was 6.1-9 in

1 that was 9.1-12 in

27 salt applications

These services totaled \$43,222.50.

Beginning in Nov, we signed a flat rate contract for \$27,000. This contract covers all snow removal from Nov 1st –March 31st .

Nov-\$5,400 Dec-\$5,400

This was a total of \$10,800

Maintenance-

Holiday Décor-5 entry monuments, 2 gazebos and tree on Mclean-did not include the increase for the additional monuments on the budget.

Trash Removal – Over budget by \$3,257.62 due to the extra recycling fee and the addition of quite a bit of homes in Grandview Northeast that are all on carriage lanes.

Standard Maintenance- Over by \$5,532-

\$3,250 to stain the playground equipment in the pocket park.

Overall maintenance hours were up, mostly to clear the CBUs in early 2021

Utilities-

Over by \$1,371.15

Insurance –

Over by \$703

Overall budget was short by \$26,259.40

Grandview Commons 2022 Financial Report

	Budget	Actual	Difference
Snow Removal	\$40,000	\$27,124.00	\$12,876.00
Mowing	\$25,000	\$25,784.20	-\$784.20
Landscape Maintenance	\$45,000	\$46,878.97	-\$1,878.97
Irrigation	\$1,000	\$2,822.59	-\$1,822.59
Maintenance			
Holiday Decorations		\$11,214.28	
Water Feature Maintenance		\$1,103.50	
General		\$12,534.77	
Trash Removal		\$97,788.07	
Total	\$114,000	\$122,640.62	-\$8,640.62
Utilities	\$7,500	\$7,344.70	\$155.30
Reserve Fund	\$5,500	\$5,500.00	\$0.00
Insurance	\$3,750	\$3,431.00	\$319.00
Misc.			
Annual Report Filing		\$25.00	
Bank Service Charges		\$468.75	
Bad Debt		\$0.00	
Postage		\$1,168.28	
		\$203.72	
Tax Preparation		\$350.00	
Property Taxes		\$56.30	
Lien Filing Fee		\$0.00	
Total	\$10,000	\$2,270.03	\$7,729.97
Management Fee	\$26,048	\$26,048.04	-\$0.04
ACC Administration	\$15,629	\$15,625.80	\$3.20
Neighborhood Event Fund	\$5,000	\$3,250.00	\$1,750.00
Legal Fees for ACC Violations	\$1,500	\$0.00	\$1,500.00
Grand Total	\$299,927	\$288,719.95	\$11,207.05
Projected Dues Income	\$299,575.06		
Late Fee Income	\$1,299.55		
Condo Income	\$3,875.00		
Interest Income	\$199.83		
	\$304,949.44		
Expenses		\$288,719.95	
2022 Surplus		\$16,229.49	
Balance of Reserve account	\$15,899.24		

I) New Business;

The Chocolate Shoppe Ice Cream is coming to Grandview this summer!
Moving into the old Plum Crazy suite next to Twisted Grounds

Update on Grand Park Apartments

www.grandparkapts.com is up and running, you can take a virtual tour of the units.

Construction is slated to be complete by year end.

There are 147 units and 187 underground parking stalls.

The leasing staff is leasing units now!

Snow Removal Damage;

Please call the HOA if it is done by our vendor.

If the damage is done by the City on the carriage lanes, please call them directly for repairs.

Q: Is there a reason why these 928 letters you snail mailed could not be emailed as a PDF? If you have to mail out hard copies, is there a reason why you do not do double-side printing and potentially halve the amount of paper you use?

A: The CCRs say we need to mail out the info to all addresses in the HOA.

We will do our best to send things double sided moving forward.

Q: Holiday decor is not a necessity when our economy is not good at this time. why are holiday lights on through the month March?

A: The Developer requested lights be installed each year. The vendor should be removing them in January, but it is weather dependent because they need to get a bucket truck out to remove the lights on the large tree.

Q: Where in the budget will I find repair of mailboxes?

A: The HOA is only responsible for the Cluster mailbox Units in the newer areas of the neighborhood. Individual and multi-gang mailboxes are the responsibility of the homeowners to maintain.

Q: Do you take bids each year for these services?

A: Yes, we try to get 3 bids for each service annually.

Q: Is there any information on what's going into the new retail space?

A: The spaces have not been rented yet.

J) Adjournment

Note Time of Adjournment; 6:33 pm