

Cardinal Glenn Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 13th, 2022

Location: Microsoft Team Meeting

Meeting Called by: Cardinal Glenn HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Shandar Hoagland

Attendees: Attendance taken via Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via downloaded attendance report from Microsoft Teams
- b. Introduction of Speakers
Shandar Hoagland with DSI Real Estate Group
Board of Directors
Austin Krueger-Secretary
Trent
Allison
James Gesbeck

B) Proof of Notice of the Meeting or Waiver of Notice

- a. Shandar presented the original letter that was mailed and emailed to all homeowners.

C) Reading of Minutes of the Prior Meeting

- a. Posted to DSI website: www.dsirealestate.com.
- b. Minutes were approved

D) Officers Reports

- a. 16 of the 194 homes have yet to pay their 2022 dues. If they do not pay, a lien will be filed so the HOA will get paid eventually.
Late fees are 10% and the funds will be paid to the HOA's operating account.
Multifamily property has not paid for several years, we are working to get their dues paid. (update, they are paid in full).

E) Committee Reports;

- a. None at this time

F) Elections

- a. Austin, James, Trent, and Allison have all agreed to stay on for another year.
Brian has agreed to stay on the ACC for another year.

G) Unfinished Business

-HOA does not do the snow removal on the carriage lanes or City streets. This is managed by the City of Madison.

-Natural spring in carriage lane by Vista Meadow has been resolved by the City of Madison.

Q:

H) Adoption and Approval of an Annual Budget;

A. The 2022 budget was approved by the Board in December and the per unit assessment did not increase from 2021.

B. 2021 Financial Report;

	Budget 2021	Expenses 2021	Difference
Snow Removal			
Total	<u>\$3,000</u>	<u>\$3,956.28</u>	<u>-\$956.28</u>
Mowing			
Total	<u>\$3,250</u>	<u>\$3,819.12</u>	<u>-\$569.12</u>
Landscape Maintenance			
Total	<u>\$2,800</u>	<u>\$4,093.41</u>	<u>-\$1,293.41</u>
Maintenance			
General	\$1,350	\$686.00	\$664.00
Waste Removal Alleys	<u>\$19,250</u>	<u>\$20,105.87</u>	<u>-\$855.87</u>
Utilities (Water and Electric)	<u>\$1,250</u>	<u>\$1,392.00</u>	<u>-\$142.00</u>
Insurance	<u>\$1,925</u>	<u>\$1,871.00</u>	<u>\$54.00</u>
Misc.			
Bank Service Charge		\$126.00	
Annual Report Filing		\$10.00	
Postage		\$198.00	
Legal		\$21.58	
Tax Preparation		\$350.00	
	<u>\$700</u>	<u>\$705.58</u>	<u>-\$5.58</u>
Management Fee	<u>\$10,228</u>	<u>\$10,229</u>	<u>-\$0.56</u>
Contingency Fund	<u>\$2,500</u>	<u>\$0.00</u>	
Grand Total	<u>\$46,253.00</u>	<u>\$46,857.82</u>	<u>-\$604.82</u>
Projected Income			
HOA Dues	\$46,253.48		
Late Fees	\$596.01		
NSF Fee Income	<u>\$32.00</u>		
Total	<u>\$46,881.49</u>		
Expenses		<u>\$46,857.82</u>	
		\$23.67	
Balance of previous surpluses and shortfalls	<u>\$1,208.25</u>		

Recycling fee and Diesel Surcharge has increased so we were over in Waste Removal.

I) New Business

J) Adjournment

a. Note Time of Adjournment; 6:55pm