

Grandview Commons Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 6th, 2023

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. 2022 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. This was done and the minutes were approved.

C) Consideration of Communications

- a. Meeting Notice letter sent to homeowners on March 16th, 2023. Homeowners were also sent email reminders one-week prior to the meeting, as well as on the morning of the Meeting.

D) Reports of Officers & Employees

- a. There are 1828 assessment units and 92 of them have yet to pay. Late fees were accessed on March 15th, 2023.
- b. If dues have still not been satisfied by May, 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.
- b. We do not have an estimate timeframe for when conveyance will occur.

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. Pocket Park – Playground Equipment Replacement

We have received two bids for park equipment replacement. We are looking into phasing in new equipment, and removing damaged equipment. The cost of replacement of the entire park area is quite high, doing it in phases allows us to get the job done quicker. Starting the project this year, instead of waiting until 2024.

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.

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 2023 budget was approved by Veridian Homes in December and mailed to all owners.

The overall charge to each assessment unit increased from \$164.52 to \$174.71.

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/>

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		\$466.75	
Bad Debt		\$0.00	
Postage		\$1,168.26	
		\$203.72	
Tax Preparation		\$350.00	
Property Taxes		\$56.30	
Lien Filing Fee		\$0.00	
Total	\$10,000	\$2,270.03	\$7,729.97

	Budget	Actual	Difference
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:

Q: Christmas lights were never removed from big tree last year so essentially we were charged 11k to plug in a tree and hang garland. Also the contractor left all the remainders of garland chucked in the bushes at pocket park.

A: The lights were left on the top portion of the tree, because they were chewed by squirrels. They will be out to remove and replace these at no cost. We are discussing clean up with the vendor to ensure this does not happen again.

Q: ETA of the controlled burn on the field on Orion?

A: At this time we do not have an exact date, but, EC3 will be doing it this spring.

Q: The Board would like to request that once again we refrain from applying pesticides on the Pocket Park. The lawn actually did better last year without the pesticide applications.

A: We agree. We will not be applying pesticides to the pocket park this year.

Q: Pet waste can at Pocket Park is broken (lid) can it please be replaced with the other style on the post and w bags?

A: We will get this replaced this Spring!

Q: Why can't the City do trash pickup on the alley's?

A: We have discussed this with them many times, and they refuse. We have been told their trucks don't have the proper arms, that the trucks don't fit down the alleys', etc. We will continue to push them on this; but, in the meantime, Pellitteri will continue to do trash collection on the alleys.

Q: I thought the more homes in the neighborhood, the less the dues would be?

A: As the neighborhood grows and more areas are developed, there are more areas to maintain, so the overall budget increased to cover those maintenance areas.

Q: The trees on Apollo Way were damaged by the mowers last year.

A: We will put mulch around the trees to protect them this year!

Q: The plows dug up the lilies by the water fountain in the Village Green.

A: The vendor will be repairing these, at their expense.

Q: Can additional dog waste receptables be added to the neighborhood?

A: They can only be placed on HOA owned land, we can look into additional areas we might be able to get one installed, and work with the City on potentially placing them on City owned outlots.

J) Adjournment

Note Time of Adjournment; 7:06 pm