

2023 Annual Meeting  
Ice Age Falls Homeowner's Association  
April 18, 2023  
6:30 PM

ROLL CALL – 6:33 PM  
29 attendees

INTRODUCTION OF DIRECTORS & SPEAKERS

Introduction of Directors and Speakers was shared, and they are as follows:

**Secretary** – Kim Smithers, [secretary@iceagefalls.org](mailto:secretary@iceagefalls.org)

**Treasurer** – Badri Lankella, [treasurer@iceagefalls.org](mailto:treasurer@iceagefalls.org)

**ACC Member** – John Conlon, [hoa@iceagefalls.org](mailto:hoa@iceagefalls.org)

**ACC Member** – Dan Dankert, [hoa@iceagefalls.org](mailto:hoa@iceagefalls.org)

**HOA Manager** – Shandar Hoagland, [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com)

OLD BUSINESS - Reading of Minutes - 2022 Annual Meeting

No discussion or concerns raised after reviewing minutes. Motion to approve. Second.

Shandar walked through the annual financial statement providing explanations for the variances (e.g., snow removal, liability insurance, utility costs, and tax preparation). A question was raised regarding the funding for rock wall maintenance. The homeowner wished to know what percentage of rock walls throughout the neighborhood have been repaired. Shandar will investigate and report back to the board. There was also discussion related to conducting an annual inspection of the rock walls in order to help estimate and plan for any financial impacts.

A homeowner asked for clarification on the utilities fee on the financial report. Shandar explained the utilities fee includes storm water management by the city. Currently the utility costs are \$210 per month for storm water drainage in the neighborhood common areas. In addition, storm water management incorporates any rainwater or snow melting. This fee can fluctuate due to the weather.

The HOA has a surplus of \$20,893.60. It was suggested that the Board consider to invest the account to accrue interest.

NEW BUSINESS

A homeowner asked if other homeowners may be interested in modifying the current design guidelines to expand mailbox requirements to allow adornments or decorative covers. The Board and DSI explained that in order to modify the neighborhood design guidelines, there are a number of things that would be needed. Any proposed changes would require legal review and legal filing fees. Also, the majority of homeowners (approximately 90% - 95% of 232 homes) and their mortgage companies would need to agree to the changes. Then, the revised version would need to be filed with the City of Madison. It was suggested that the Board start keeping track of proposed design guideline changes for future consideration.

A concern was raised regarding weed maintenance along the common areas. The landscape company is responsible for weeds in the common areas. If there are concerns, please let the Board know at: [HOA@iceagefalls.org](mailto:HOA@iceagefalls.org). The same would be true for any concerns related to snow removal. It is best to send an email to the Board right away so that the landscape company can be informed timely.

Someone asked who owns the retention pond? This is owned by the City of Madison. If there are any questions about it, please contact the city.

A homeowner asked about the number of vehicles parked in the street on Stratton Way, including a dumpster and tow truck. The Board explained there are two homes on Stratton Way that have been contacted.

Another question was asked regarding a possible addition of a play area in the Stratton Way common space. If the neighborhood choose to create a play area, the costs to build it, maintain, and insure it would be the responsibility of the HOA. However, one neighbor suggested a possible park in our area to City Parks. They did not commit to a park, but they are looking in our area due to the new housing development at South High Point and Raymond.

One homeowner asked if the neighborhood has considered speed bumps on South High Point. This is something the City of Madison would need to do. Therefore, it was suggested that interested homeowners submit an online request to the City of Madison. The Board will also discuss sending a request to the city.

Please remind your neighbors that any external work on your home requires ACC review. If they are not sure if a request is needed, feel free to send an email to check.

The ACC has mailbox maintenance kits available to be borrowed by homeowners for any touch ups. The kits include paints, brushes, and sanding materials. In addition, DSI has a maintenance person that can be hired to help at \$54 an hour.

The current HOA discussed that they are currently without a President and were encouraged to reach out after the meeting if they were interested in becoming president.

ADJOURNMENT – 7:26 PM