

2022 Annual Meeting
Ice Age Falls Homeowner's Association
March 15, 2022
6:30 PM

OPEN DISCUSSION – 6:30 PM

Inquiry regarding the bridge on South High Point. It has dip in the center and the sidewalk is damaged. It is recommended that homeowners submit this problem to the City of Madison at:
www.cityofmadison.com/reportAProblem/

General discussion regarding homeowner's email addresses. This would ensure they receive any communications from the Board. DSI collects email addresses for anyone that uses the online payment process. DSI estimates about 75% of homeowners have provided an email address. In addition, homeowners can register for the neighborhood listserv at: www.iceagefalls.org

ROLL CALL – 7:01 PM

Board of Directors: Thomas Waltz - President, Kim Smithers – Secretary & ACC, Badri Lankella- Treasurer, John Conlon – ACC, Shandar Hoagland– DSI, managing agent

13 total attendees

OLD BUSINESS - Reading of Minutes of 2021 Meeting

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

NEW BUSINESS

HOA received a recent inquiry related to torn up grass in one of the common areas. Thomas learned that a City of Madison parks crew was going through the common area to complete brush and tree work. The damage was reported to City Parks and they have already started to repair the damage.

The Board and ACC approved new home construction for Stratton Way. Construction is underway and appears to align with approved plans. The HOA will continue to monitor until construction is complete.

Last year, due to the dry summer, the landscape crew did not need to mow common areas frequently. Unfortunately, the same was not true for weed growth. There was a weed problem in a number of the common areas, raingarden, and fence lines. An inquiry was sent regarding the weeds and the Board researched the frequency of mowing's and weeding's allowed under the contract. We learned that the contract allows for two weed control applications per season. If there is a desire for more frequent applications, it would be an additional expense for the HOA. Therefore, the Board is planning to set-up a volunteer clean-up day. Volunteers would provide their time to help clean-up common areas in our neighborhood. By having this type of event, we can get to know our neighbors and keep the landscape costs down. More information will be sent out by email and Next Door.

The Board is not aware of any recent crime in the neighborhood. However, we will reach out to the neighborhood police representative to get an update. Several homeowners mentioned recent postings on Next Door for attempts to open car doors along Stratton Way.

A mailbox audit will be conducted this spring by DSI and the ACC. Those mailboxes that are in very poor condition will receive a letter indicating the homeowner has 30 days to fix the problem. If the problem

is not resolved, a lien will be initiated on the home. In addition, the ACC is researching the option to help homeowners purchase replacement posts at a discount through Auburn Ridge. They provide painted, composite posts, with the house numbers already engraved. The ACC could then coordinate with homeowners to purchase in bulk. In addition, DSI has offered their maintenance crew for installation of new posts and/or repair and painting. The ACC is working with DSI to learn more about this option. Finally, the Board is considering a “pass the paint” option to anyone interested in refreshing the paint on their mailbox this year.

Shandar walked through the annual financial statement. Last year’s credits have been applied to this year’s budget. There was a delay in completing the budget this year, which delayed the mailing for annual dues. There are 6 homeowners with outstanding balances for the 2022 annual dues. There are no other outstanding balances. Shandar also explained that our HOA dues are relatively low compared to other HOAs they manage. DSI is not anticipating a significant increase in prices this year.

There was some discussion about engaging homeowners to get involved in the HOA. The number of homeowners that participate in HOA meetings is a small percentage of the 232 homes. The Board has talked about putting signs up in the neighborhood to remind homeowners of the annual meeting. It was suggested that reminder emails may be helpful. Another suggestion was to incentivize homeowners to participate in the annual meeting by offering a reasonable discount to the annual dues.

The Board would like to hear more from homeowners about ideas to improve participation and engagement in the HOA. How do we help homeowners understand the importance of the HOA and what it can do for our neighbors? Shandar indicated that some HOAs will use some of the annual dues for community events. They will have a committee for planning block parties, picnics, etc. This could be something to consider, but would need more participation.

ELECTION – Directors, ACC – Motion to approve. Second, no opposition

Thomas – President
Kim – Secretary & ACC
Badri – Treasurer
John – ACC
Dan - ACC

ADJOURNMENT – 8:03 PM

- The 2021 annual meeting occurred on March 10 and was a virtual event. There were two guests during the open discussion. Lieutenant Patterson from the Madison Police Department and Nasra Wehelie the interim district 7 alder.
- Lt. Patterson responded to questions about crime and safety in the area.
- The alder provided an update on new construction and roads in our neighborhood.
- Once the meeting began, there was discussion related concerns with the maintenance efforts in the common areas. We asked that if you see a problem, let the Board know so that we can work with the landscape company to resolve.
- We talked briefly about the annual dues and the recent increase.
- There was also an inquiry regarding building a replacement home on the Stratton Way empty lot.
- There were general questions related to the financial statement.
- Meeting adjourned at 7:11PM.