

Liberty Place Homeowners Association 2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: April 24th, 2023

Location: McFarland Library

Meeting Called by: Liberty Place HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Shandar Hoagland

A. Roll Call:

- Obtained sign in sheet.
- There were 10 homes represented.

B. Proof of Notice of Meeting:

- Shandar presented the letter and was mailed out to all homeowners on 4March 29th, 2023.
- If you notice any errors or did not receive the letter, please email Shandar Hoagland at shoagland@dsirealestate.com.

C. Reading of Minutes of Prior Meeting:

- Previous meeting minutes were posted to the DSI Real Estate Group website, for homeowners to review prior to the meeting:
<https://www.dsirealestate.com/hoa/liberty-place/documents/>
- There were no questions, and the minutes were approved.

D. Officers Reports:

- Out of the 259 assessment units, there are currently 23 who have yet to pay. Late fees have been assessed. If payment was not made following the late letters being sent, we will move forward with the lien filing process. Once a lien is placed on the home, the homeowners will not be able to sell or refinance until the lien is satisfied.

E. Committee Reports:

- Approved some patios, decks, fences and garage doors.
- Not much has happened over the last year.

F. Elections:

- The Board and ACC need volunteers.
- Typical monthly commitment is about an hour unless there is a large project or issues. Work is done mostly through email.
- Volunteers for Board positions were taken. If you are interested in joining the Board, please email Shandar Hoagland at shoagland@dsirealestate.com.

Board of Directors Volunteers

Ryan Palmer

Debbie Murphy

David Brynelson

Architectural Control Committee Volunteers.

Ryan Palmer

Q: What is the difference between an HOA and a Neighborhood Association?

A: The HOA is governed by the CCRs and maintain the HOA owned areas.

A Neighborhood Association is more of a political group that works with the city to achieve their goals.

G. Unfinished Business:

Liberty Place sign lighting – The installed solar lights are not working like anticipated. We are waiting to work with DSI Maintenance to identify potential changes of placement of the solar panel and lights.

Alley Maintenance

Q: Why does the HOA pay for trash collection on the alleys?

A: City of Madison will not collect on alleys, so the developer decided it was best to have the HOA pay to collect the trash on the alleys rather than having the owners on the alleys wheel their carts to the front of the home.

The City has been contacted about this issue several times and they will not collect the trash on the alleys. We will reach out again.

This is written in the Covenants that all owners will cover the cost of trash collection on the alleys.

Please see the Private Road Resolution below.

AUG-08-04 01:38PM FROM-CITY OF MADISON ENGINEERING 6092649275 T-822 P.02/02 F-357
City of Madison, Wisconsin

SUBSTITUTE RESOLUTION

Establishing a solid waste collection policy regarding City trucks or crews entering onto private property.

Presented *February 20, 1974*
Referred to *B.P. 10*
Reported Back *March 13, 1974*
Adopted *March 10, 1974*
Rules Suspended ..
Re-Referred to *C.P. 1974 Mar. 20, 1974*
Placed on File ..
Resolution No. *25, 19*
File Number *475.1.1*

A SUBSTITUTE RESOLUTION

by Common Council (Request of the Board of Public Works)

WHEREAS; Resolution 21,806; File No. 4754-208 adopted March 6, 1971, established a procedure for review of policy changes in Madison's solid waste collection, and

WHEREAS; The procedure, which consisted of hearings, Council discussion, etc., has been followed, and

WHEREAS; The detailed consideration of allowing City trucks and crews to enter onto private property to collect solid wastes effective January 1, 1974, has been considered, and

WHEREAS; The City of Madison presently provides solid waste collection service on public right-of-way only, with the exception of two mobile home park developments and one single family residential unit which was required at the time of annexation, and

WHEREAS; The City of Madison provides collection service for two of three mobile home park developments which is inequitable to the third mobile home development, and

WHEREAS; The Board of Public Works has established regulations providing street design and access requirements to qualify for municipal collection,

NOW, THEREFORE, BE IT RESOLVED, that City trucks and crews shall be directed not to enter onto private property to collect solid wastes effective January 1, 1974, and

BE IT FURTHER RESOLVED; Said collection shall conform to all ordinances, resolutions, regulations, and policies as established by the City of Madison. However, the City shall collect from mobile home park developments conforming to City of Madison General Ordinance Zoning Code Section 28.07(5) and the existing single residential unit at Cottage Breeze Point, Lake Mendota Drive.

Drafted by Gary L. Boley, Division of Engineering
GLB/dh

Q: Can we change the Covenants to amend who pays for trash collection?

A: The Covenants can be changed with a quorum of homeowner's approval 25 years after the Covenants were written. The first opportunity for a Covenant change is 2028.

H. Adoption and Approval of Annual Budget:

- Budget was approved by the Board and distributed to homeowners in December.
- Overall budget amount increased by \$3,738, \$14.13 per assessment unit.
- 2022 Expense Report

After all of the 2022 bills were paid, the HOA ended the year with a shortfall of \$6,964.11.

Liberty Place			
2022 Financial Report			
	Budget	Actual	Difference
Snow Removal	\$7,200.00	\$11,761.98	-\$4,561.98
Mowing	\$5,250.00	\$4,642.03	\$607.97
Landscape Maintenance	\$3,325.00	\$4,227.40	-\$902.40
Maintenance			
General	\$500.00	\$908.06	
Waste Removal- Alley	\$7,000.00	\$8,517.96	
Total	\$7,500.00	\$9,426.02	-\$1,926.02
Property Taxes	\$0.00	\$32.60	-\$32.60
Utilities	\$3,250.00	\$4,016.98	-\$766.98
Liability Insurance	\$1,037.00	\$1,096.00	-\$59.00
Misc.			
Annual Report Filing		\$25.00	
Bank Service Charges		\$82.60	
Tax Preparation		\$350.00	
Postage		\$167.11	
	\$1,000.00	\$624.71	\$375.29
Management Fee	\$12,540.00	\$12,540.00	\$0.00
Grand Total	\$41,102.00	\$48,367.72	-\$7,265.72
HOA Fees Income	\$41,101.50		
Late Fee Income	\$302.11		
Total Income	\$41,403.61		
Expenses	-\$48,367.72		
2021 Shortfall	-\$6,964.11		
Balance of Accumulated Surpluses/Shortfalls as of 1/1/2022	\$15,481.75		
2022 Shortfall	-\$6,964.11		
Balance of Accumulated Surpluses/Shortfalls as of 12/31/2022	\$8,517.64		

I. New Business

- Please tell the mowers that they need to be more gentle on the path when mowing out-lots.



(Colors on lots do not mean anything as this is an old marketing map)

- We need an estimate for painting the Liberty Place sign. Shandar will be getting estimates.
- Will look at putting more gravel down on the path in 2024. Shandar to get bids
- Mailboxes need to be tended too via painting or replacement by August 2023, otherwise fines will be issued.
- Fences need to be stained within one year of installation and maintained on a regular basis.
- Discussed city care of areas 2,3 & 5 as well as possibility of planting a rain garden in the circle of Star Spangled Trail to replace the area currently being mowed by HOA contracted party.

J. Adjournment:

- Meeting adjourned at 7:17 pm

Stay in touch with your neighbors!

Neighborhood Forum: <https://nextdoor.com/neighborhood/libertyplace--madison--wi/>
Neighborhood Association Website: www.libertyplacemadison.com
Facebook: <https://www.facebook.com/groups/348271115598455>

Board of Directors/ACC Members:

libertyplaceacc@gmail.com

libertyplaceboard@gmail.com

Debbie Murphy

Ryan Palmer

David Brynelson

City of Madison Issues; <https://www.cityofmadison.com/reportaproblem/>
City of Madison snow removal issues; <https://www.cityofmadison.com/get-around/snow-removal>

District 16 Alderperson <https://www.cityofmadison.com/council/district16>

Alder Jael Currie,

Council Vice President

Phone: (608) 561-7151

district16@cityofmadison.com