

**Secret Places Homeowners Association
2022 Annual Meeting Minutes**

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: October 24th, 2022

Location: Virtual

Meeting Called by: Secret Places HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper:

Attendees: See Microsoft Teams Attendee Download

A) Roll Call;

Roll Call is obtained via download attendees' tool on Microsoft Teams (there were 17 homeowners in attendance)

B) Proof of Notice of Meeting;

Shandar presented the original mailer that was mailed to all homeowners on October 12th, 2022.

C) Officers Report;

Homeowners were asked to review the minutes on the DSI Real Estate Group website prior to the meeting. No questions, the minutes were approved.

Delinquent Association Dues

-There are currently 11 homes that are delinquent. Liens were filed in October.

HOA Financial Report;

- 2022 Year to Date Expenses review; Please see full report on page 3.

D) Committee Reports;

- ACC provided an update on the transition of the ACC management to DSI. As well as a summarization of the requests that have been received so far this year & approvals, denials and violations that were sent out.

Total Requests:	25
Standard Approvals:	8
Fences:	3
Solar Panels:	4
Other:	10 (decks, patios, screen porches, landscaping etc.)

Approvals:	22
Denials:	0
Incomplete App:	3

Violations:	7
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E) Elections - Shandar

○ HOA board

- We need 3 to 5 board members in order to have a well-functioning Board. The commitment per month is only a couple of hours, mostly done via email. The Board meets quarterly to go over important topics. Please contact Shandar or a Board member if you are interested.

The following homeowners agreed to be on the Board and ACC for the next year;

John Nagler

Lucas Munz

Heather Geye

John Purintun

F) Unfinished Business;

Path Maintenance to fix areas with weeds growing through.

Bridge Repairs/Staining-base of all foot bridges along stream to be replaced. 1 bridge repaired, now it will be stained. Others to be repaired then stained in the following year.

Tree removal- Several Dead Ash Trees and 2 Evergreens to be removed.

Tree Pruning throughout the neighborhood.

Tree Planting in OL 7 to replace ash trees that were removed.

G) New Business;

Stream/Pond bed repairs- Areas along stream and in ponds are eroding and need to be repaired.

Erosion around stream barriers

Review the potential of planting new trees in OL 2 where the evergreens were removed.

Additional Path repairs

H) Adjournment;

- a. There were no more questions, the meeting was adjourned at 7:23 pm

REMINDERS

No dumping of trash or yard debris anywhere in the neighborhood. You may take things that the city doesn't pick up to **4602 Sycamore Ave.** Additional information can be found on the City of Madison's website;

<https://www.cityofmadison.com/streets/refuse/dropoffsites/>

Please park at least 15 feet away from the corners so that people can see through intersections.

Stay in touch with your neighbors!

<http://www.secretplacesneighborhood.com/>

nextdoor.com/joinCDXUKC

facebook.com/groups/secretplacesneighborhood/

Secret Places Expense Breakdown 2022

	2022 Budget	Actual as of 09/30/22	Difference
Snow Removal/Salt (Base: 16 Snow/16 Salt)			
Total	\$7,500	\$3,979.99	\$3,520.01
Mowing (Base: 22 Season)			
Total	\$18,950	\$14,485.00	\$4,465.00
Landscape Maintenance			
Fertilizer/weed control		\$2,805.78	
Tree Work		\$4,874.10	
Bed maintenance		\$7,870.28	
Total	\$19,270	\$15,550.16	\$3,719.84
Irrigation			
Total	\$970	\$722.80	\$247.20
Maintenance			
Regular Maintenance		\$1,310.88	
Path Maintenance			
Water Feature Maintenance		\$14,352.76	
Trash Collection		\$5,647.46	
Total	\$26,000	\$21,311.10	\$4,688.90
Utilities (Water & Electric)			
Total	\$16,525	\$13,624.00	\$2,901.00
Liability Insurance			
Total	\$3,000	\$2,767.00	\$233.00
Misc.			
Annual Report Filing		\$25.00	
Bank Service Charges		\$83.95	
Postage		\$201.67	
Printing/Reproductions		\$0.00	
Property Taxes		\$0.00	
Tax Preparation		\$350.00	
Total	\$6,360	\$660.62	\$5,699.38
HOA Management Fee	\$14,855	\$9,904.00	
ACC Management Fee	\$6,540	\$4,360.00	
Management Fee	\$21,395	\$14,264.00	\$7,131.00
Grand Total	\$119,970	\$87,364.67	\$32,605.33
Divided by Total Units	436		
Annual Cost per Home **	\$275		

Income			
	HOA Dues	\$119,968.75	
	Late Fees	\$687.50	
	Total	\$120,656.25	
Expenses		-\$87,364.67	
	Current 2022 Surplus	\$33,291.58	