

1000 Oaks Homeowners Association

2024 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 5th, 6:30pm

Location: Microsoft Teams

Meeting Called by 1000 Oaks HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Shandar Hoagland

Attendees: Attendance downloaded through 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) Proof of Notice of the Meeting

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on January 19th, 2024
 - Agenda, PowerPoint Slides, Budget and Financials also sent via email the morning of the meeting.

C) Reading of Minutes of the Last Meeting

- a. 2023 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.

D) Officers Reports

- a. Collection of Association Dues for 2024:
 - There are currently 45 homes that have yet to pay the 2024 assessment. Of those 44, there are 4 outstanding from 2023.
 - If you are unsure if your dues are paid, please reach out to hoa@dsirealestate.com to verify.
 - Late Fees will be assessed on March 1st. At that time, we will send out late letters to all past due owners and request payment immediately. If payment is not made by May, we will move forward with the lien filing process.
 - Once a lien is filed, the dues will need to be paid prior to any sale or refinance.

E) Committee Reports

- 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. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 89% complete. More information regarding elections will be presented as the neighborhood is closer to completion.

G) Unfinished Business

- a. Pet Waste Stations
 - Please clean up after your pets!
- b. Snow Removal Responsibilities

A neighborhood snow removal map is posted to the 1000 Oaks Page on the DSI site. The HOA is not responsible for snow removal on the City Streets or Alleys within the 1000 Oaks neighborhood, the City of Madison is. If you have concerns about these areas, you can reach out to the City of Madison via their Report a Problem feature: <https://www.cityofmadison.com/reportaproblem/>, or by calling 608.266.4681.





- HOA Snow Removal
-Includes CBU's
- City Snow Removal
-Includes Alleys and City Streets

c. Trash Removal

All owners essentially pay twice for trash removal; once the City and once to the HOA; this is how the CCR's were written. Homes on alleyways cannot be expected to bring their trash receptacles through the snow/their yard to the front of the home for pick-up. The City of Madison will also not pick up on the alleys, so we have it contracted through Pelliterri.

H) Adoption and Approval of an Annual Budget

The 2024 budget was approved and distributed to all owners in December.

I) New Business

Q: How much is the 1000 Oaks West portion of snow shoveling and garbage/recycle pickup from the houses that have an alley?

A: Please see spreadsheet below.

2022-2023 Snow Season Olson Toon				2023-2024 Snow Season EC3			
1000 Oaks	1000 Oaks West						
\$300.00	1-3 In Clearing	\$135.00				\$280.00	1-3 In Clearing
\$450.00	3-1-6 in Clearing	\$185.00				\$435.00	3-1-6 in Clearing
\$600.00	6-1-9 in Clearing	\$235.00				\$580.00	6-1-9 in Clearing
\$750.00	9-1-12 in Clearing	\$285.00				\$725.00	9-1-12 in Clearing
\$900.00	12+ Clearing	\$330.00					12+ Clearing
\$200.00	Per salting	\$94.00				\$110.00	Per salting

Jan-23		23-Feb		Mar-23		Apr-23		Nov-23		Dec-23	
Date	1000 Oaks	Date	1000 Oaks	Date	1000 Oaks	Date	1000 Oaks	Date	1000 Oaks/1000 Oaks West	Date	1000 Oaks/1000 Oaks West
1-Jan	\$300.00	9-Feb	\$200.00	10-Mar	\$600.00	17-Apr	\$300.00	26-Nov	\$400.00	1-Dec	\$255.00
1-Jan	\$200.00	9-Feb	\$600.00	10-Mar	\$200.00	17-Apr	\$200.00	Tax	\$22.00	3-Dec	\$400.00
3-Jan	\$300.00	9-Feb	\$200.00	12-Mar	\$450.00		\$500.00		\$422.00	5-Dec	\$110.00
3-Jan	\$200.00	16-Feb	\$450.00	12-Mar	\$200.00		\$600.00			28-Dec	\$400.00
5-Jan	\$300.00	16-Feb	\$200.00	13-Mar	\$300.00					31-Dec	\$400.00
5-Jan	\$200.00	22-Feb	\$300.00	13-Mar	\$200.00						\$1,565.00
6-Jan	\$300.00	22-Feb	\$200.00	25-Mar	\$900.00					Tax	\$86.08
6-Jan	\$200.00	22-Feb	\$200.00	25-Mar	\$200.00						\$1,651.08
11-Jan	\$200.00	23-Feb	\$300.00	25-Mar	\$3,050.00						
13-Jan	\$200.00	23-Feb	\$200.00		\$4,228.00						
19-Jan	\$200.00	25-Feb	\$300.00								
19-Jan	\$300.00	25-Feb	\$200.00								
20-Jan	\$300.00		\$3,350.00		\$1,319.00						
20-Jan	\$200.00				\$4,669.00						
22-Jan	\$300.00										
22-Jan	\$200.00										
23-Jan	\$300.00										
23-Jan	\$200.00										
25-Jan	\$300.00										
25-Jan	\$200.00										
26-Jan	\$300.00										
26-Jan	\$200.00										
27-Jan	\$300.00										
27-Jan	\$200.00										
28-Jan	\$300.00										
28-Jan	\$200.00										
29-Jan	\$600.00										
29-Jan	\$200.00										
	\$7,200.00										
	\$9,766.00										

22 1-3 in Clearing 1 3-1-6 in Clearing 3 6-1-9 in 1 12+ in Clearing 33 Salting Events

Q: How is "snow removal" billed? A flat rate for the season, or per "snow event". If "per snow event" how many "events" occurred during the incurred \$ 21,336 billing cycle?

A: Please see details in spreadsheet above.

Q: What company is hired for "snow removal"?

A: 2022-23 Season was Olson Toon

2023-2024 Season is EC3 Environmental Consultants

Q: What are expectations of the snow removal company?

A: HOA Responsibilities for Snow Removal-

The vendor will come out to clear snow after 1" accumulation

We request they come out before 7 am, and 5 pm to clear the alley off Blue Crane Run.

Sidewalks, they have 24 hours to clear.

1000 Oaks

Sidewalk along South Point Rd and Valley View

Roundabout crosswalks

OL 9 Sidewalk

Around 5 CBU locations

1000 Oaks West

Around 4 CBUs

OL 21 Alley

Sidewalk in front of 413-420

Q: Can you include details as to how many services - both mowing and snow removal - happened in the calendar year?

A: please see spreadsheet above for snow removal, and below for mowing occurrences.

Mowing			
24-Apr	\$345.00	\$18.98	\$363.98
1-May	\$345.00	\$18.98	\$363.98
8-May	\$345.00	\$18.98	\$363.98
15-May	\$345.00	\$18.98	\$363.98
22-May	\$345.00	\$18.98	\$363.98
26-May	\$345.00	\$18.98	\$363.98
5-Jun	\$345.00	\$18.98	\$363.98
12-Jun	\$345.00	\$18.98	\$363.98
6/12 Basin Mowing	\$250.00	\$13.75	\$263.75
26-Jun	\$345.00	\$18.98	\$363.98
3-Jul	\$345.00	\$18.98	\$363.98
10-Jul	\$345.00	\$18.98	\$363.98
11-Jul	\$345.00	\$18.98	\$363.98
24-Jul	\$345.00	\$18.98	\$363.98
31-Jul	\$345.00	\$18.98	\$363.98
7-Aug	\$345.00	\$18.98	\$363.98
14-Aug	\$345.00	\$18.98	\$363.98
21-Aug	\$345.00	\$18.98	\$363.98
28-Aug	\$345.00	\$18.98	\$363.98
4-Sep	\$345.00	\$18.98	\$363.98
11-Sep	\$345.00	\$18.98	\$363.98
18-Sep	\$345.00	\$18.98	\$363.98
	\$500.00	\$27.50	\$527.50 Error - HOA refunded
25-Sep	\$345.00	\$18.98	\$363.98
2-Oct	\$345.00	\$18.98	\$363.98
9-Oct	\$345.00	\$18.98	\$363.98
16-Oct	\$345.00	\$18.98	\$363.98
23-Oct	\$345.00	\$18.98	\$363.98
30-Oct	\$345.00	\$18.98	\$363.98
Fall Cleanup	\$850.00	\$46.75	\$896.75 Moved to Landscaping
\$11,515.33			

Q: What do landscape maintenance costs go towards and what can we expect in the future?

Landscape Maintenance				
May	Weed Control	\$425.00	\$23.38	\$448.38
June	Weed Control	\$425.00	\$23.38	\$448.38
Sept	Weed Control	\$425.00	\$23.38	\$448.38
Oct	Weed Control	\$425.00	\$23.38	\$448.38
May	Spring Cleanup	\$350.00	\$19.25	\$369.25
May	Pruning	\$150.00	\$8.25	\$158.25
May	Bark Install	\$1,850.00	\$101.75	\$1,951.75
May	Hand Weeding	\$250.00	\$13.75	\$263.75
June	Hand Weeding	\$250.00	\$13.75	\$263.75
July	Hand Weeding	\$250.00	\$13.75	\$263.75
August	Hand Weeding	\$250.00	\$13.75	\$263.75
September	Hand Weeding	\$650.00	\$35.75	\$685.75
June	Tree Replacement	\$585.00	\$32.18	\$617.18

September	Tree Removal	\$150.00	\$8.25	\$158.25
	Mulch Trees in Large Median	\$1,300.00	\$71.50	\$1,371.50
	Lawn repairs to Curb line	\$350.00	\$19.25	\$369.25
				\$8,529.68

- 28 Mows
- 4 Fert/Weed Control Applications
- 5 Hand Weeding Occurrences
- 1 Spring Cleanup
- 1 Pruning Occurrence
- 1 Fall Cleanup
- 1 Bark/Mulch Install

2023 Financial Report -

	Budget	Year To Date Expenses	Difference
Snow Removal	\$12,500	\$21,336.08	-\$8,836.08
Mowing	\$11,000	\$11,515.35	-\$515.35
Landscape Maintenance	\$13,500	\$8,529.69	\$4,970.31
Maintenance			
Standard Maintenance		\$137.50	
Seasonal Décor		\$226.27	
Trash Collection		\$8,875.54	
	\$11,000	\$9,239.31	\$1,760.69
Utilities (Water and Electric)	\$500	\$439.82	\$60.18
Liability Insurance	\$2,500	\$2,223.77	\$276.23
Misc.			
Annual Report Filing		\$50.00	
Printing/Reproduction (checks)		\$0.00	
Postage		\$206.64	
Tax Preparation		\$375.00	
Bank Service Charge		\$232.77	
Total	\$1,785	\$864.41	\$920.59

Reserve	\$7,500.00	\$7,500.00	\$0.00
Management Fee	\$12,949	\$12,949.00	\$0.00
ACC Admin Fee	\$7,770	\$7,770.00	\$0.00
Legal Fees	\$1,000	\$0.00	\$1,000.00
Grand Total	\$82,004	\$82,367.43	-\$363.43

Projected Income	
Dues Income	\$82,003.32
Late Fees	\$216.90
Interest Income	\$22.84
Total Projected Income	\$82,243.06

Expenses **-\$82,367.43**

Net Operating Income **-\$124.37**

Balance of General Fund
(NOT Including 2023 Shortfall) **\$26,163.11**

Balance of Reserve Fund **\$11,500**

Balance of Park Annuity Fund **\$5,180.21**

J) New Business

Q: Why is 1000 Oaks West not on their own HOA?

A: This was a decision that was made by the Developer.

Q: Why is it that every year we get more houses added on to our HOA yet the HOA fee increases every year. Is the increase coming from 1000 Oaks West as they have added many houses with alleys?

A: Throughout the development of 1000 Oaks, the number of lots paying dues each year has only significantly changed once - When they expanded the neighborhood to include 1000 Oaks West. Annual dues on all vacant lots in the neighborhood are being paid by the developer.

2019	278 Units
2020	276 Units
2021	369 Units
2022	370 Units
2023	378 Units
2024	378 Units

Q: Last season, we had way less snowfall. Does the snow removal fee decrease? Do we get only charged when they come by?

A: Between Jan, Feb and March 23, we had 22 Snow Clearing events, and 27 Salting Events.

Q: Why is it that HOA can't charge houses with alleys more so they pay for their garbage/recycle instead of relying on the hundreds of others to pay for them?

A: This was a decision made by the Developer and the City when the neighborhood was built.

Q: Who controls the HOA and when is it going to the owners of properties of 1000 Oaks?

A: Currently the Developer is in charge, it will be conveyed to homeowners once all homes are sold.

Q: Can you discuss the maintenance plan for the "eyebrow" on Tawny Acorn? Specifically weed control and removal of dead trees?

A: Weedman will be doing all weed control on the common areas in 2024. Veridian has been made aware of the condition of the large (potentially dead) oak tree in the "eyebrow" and they will be taking care of it.

Q: Is it possible to have 1-way signs installed within the median of the "eyebrow"?

A: Please contact the City of Madison Streets Department as this is not something the HOA can assist with.

Q: Can the neighborhood contract with a private company for street snow removal?

A: No, the City does not allow this.

Q: Can the city trash bins at the 1000 Oaks park (only there in the summer) be replaced by permanent dog waste stations?

A: Please contact the City Parks Department. We have asked if they would allow us to take over trash collection so we can add nicer cans, and pet waste receptacles and that is not something they will allow.

Q: Where can we find a copy of HOA Documents?

A: All neighborhood documents are available on the DSI website:

HOA: <https://www.dsirealestate.com/hoa/1000-oaks/>

ACC: <https://www.dsirealestate.com/condo-hoa/acc/>

Madison Parks Information:

<https://www.cityofmadison.com/parks/projects/acacia-ridge-park-master-plan>

<https://www.cityofmadison.com/parks/projects/acer-park-master-plan>

<https://www.cityofmadison.com/parks/projects/birchwood-south-park-master-plan>

K) Adjournment

a. Note Time of Adjournment; 7:10 pm

If you are interested in Paperless Communication; please reach out to Serena:

hoa@dsirealestate.com, she will send you the form to complete and return, to get enrolled.

DSI values your feedback! A 5-question survey was sent out via Survey Monkey after the meeting, we would love to hear how we are doing and how we can improve!

Facebook Page: 1000 Oaks Neighborhood



Welcome to the Birchwood-Oaks Community!

We are so excited to have you!
Scan the QR Codes with your phones camera
for more information about getting involved,
neighborhood events and community
announcements.



Neighborhood
Association
Facebook Page



Neighborhood
Association
Newsletter
Sign-up Form

Your NA Board & Committee Members

Ali Reinhard - President
Jeffrey Thorn - Vice President
Heather Reinke - Treasurer
Kayla Julius - Secretary

Annual Meeting in May!