

Acacia Ridge Homeowners Association

2024 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 7th, 2024 at 6:30 pm

Location: Online Teams Meeting

Meeting Called by: Acacia Ridge HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Attendance Download
- b. Introduction of Shandar and Serena with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. 2023 Minutes were posted on the DSI website:
<https://www.dsirealestate.com/hoa/acacia-ridge-hoa/documents/>, owners were asked to read them prior to the meeting. Minutes were approved.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on January 19th, 2024
 - Meeting email reminder, with agenda, sent out one-week prior to the meeting.
 - Agenda, Snow Removal Map, PowerPoint Slides and Financials also sent via email the morning of the meeting.

D) Resignations & Elections

- a. None at this time. These will take place after the neighborhood has been conveyed to the homeowners – this occurs once the neighborhood is 100% complete.
- b. The neighborhood is approximately 37% sold at this time.

E) Reports of Officers & Employees

- a. There are currently 22 homes that have yet to pay the 2024 assessment. There are no homes outstanding from 2023.
- b. Late fees for HOA dues will be applied on March 1st. A reminder letter will be sent out to those who have yet to pay, requesting payment immediately. If dues have still not been satisfied by May, we will begin the lien filing process.

F) Reports of Committees

- 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

G) Unfinished Business

- Please clean up after your pets, both in your yard and when out on walks.
- We will look into adding additional pet waste station in the newer phases of the neighborhood, as they are developed.
- Trash/Recycling Pick-Up on Carriage Lanes
Pelliterra is the contracted vendor for trash and recycling pick up. If there are any issues, please reach out to hoa@dsirealestate.com.
- The HOA is not responsible for snow removal on the City Streets or Alleys within the Acacia Ridge 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.

H) Original Resolutions & New Business

Q: Newer roads in the neighborhood are frequently debris and rock covered, can this be addressed more frequently?

From the Developer:

White Sky Pass is in phase 9 and that phase is under heavy construction. Eight sites are currently under construction out of 45 sites in that phase. In the winter we must bring in an extra 3" breaker rock to place in the driveway and the garage. That rock is dropped off in large piles so the trades can have easy access to and move it to where it is needed. We will make sure to put extra attention towards daily cleaning, but rocks in the roadway is an inevitable part of home construction.

I) Adjournment

a. Note Time of Adjournment; 6:52 pm

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!

2023 Financial Report:

	Entire HOA Costs	Budget	Actual	Difference
Snow Removal				
OL 4	\$1,750.00	\$2,000		
Sidewalk OL 1 & 3	\$5,000.00	\$2,750		
Around CBU's	\$2,400.00	\$1,750		
Alley Behind lots 18-23		\$2,000		
OL 12/13	\$2,500.00	\$2,000		
Total	\$11,650.00	\$10,500	\$19,646.00	-\$9,146
Mowing				
OL 2	\$2,500.00	\$2,500		
OL 4	\$4,000.00	\$4,000		
OL 1, 3, 17 & 18	\$5,500.00	\$5,500		
Traffic Circle and Islands	\$3,000.00	\$3,000		
Total	\$15,000.00	\$15,000	\$7,996.90	\$7,003
Landscaping				
Mulch & Pruning	\$12,500.00	\$12,500	\$13,009.46	
Spring/Fall Cleanup	\$2,500.00	\$2,500		
Weed Control	\$3,000.00	\$3,000	\$3,401.41	
Total	\$18,000.00	\$18,000	\$16,410.87	\$1,589
Insurance	\$1,900.00	\$1,900	\$1,722.00	\$178
Maintenance	\$2,500.00	\$1,000	\$165.00	\$835
Trash Collection for Carriage Lanes	\$35,000.00	\$25,000	\$27,985.63	-\$2,986
Utilities	\$1,000.00	\$750	\$0.00	\$750
Misc				
Bank Service Charges			\$126.82	
Postage			\$145.65	
Annual Report Filing			\$25.00	
Seasonal Décor			\$190.48	
Tax Preparation-Baker Tily			\$375.00	
Total	\$2,500.00	\$2,500	\$862.95	\$1,637
Legal Fees		\$750	\$0.00	\$750
Reserve Fund	\$6,100.00	\$6,100	\$6,100.00	\$0
Management Fee	\$16,153.80	\$12,439	\$12,439.00	\$0
ACC Administration Fee	\$9,692.28	\$7,463	\$7,463.00	\$0
Total	\$119,496.08	\$101,402	\$100,791.35	\$610.65

Projected Income	
HOA Dues	\$101,402.84
Late Fees	\$111.70
Interest Income	\$4.60
Total Projected Income	\$101,519.14
Year to Date Expenses	\$100,791.35
Projected 2023 Surplus	\$727.79
Balance of Reserve Fund	\$8,604.60
Balance of General Fund (including 23 projected surplus)	\$1,471.79

Snow Removal and Outlot Map:

Acacia Ridge

West Madison



Trees and landscaping may vary.
Trails/paths and park detail subject to change without notice.