

Order of Business

Annual Meeting Agenda for the *Homeowners Association of the Meadowlands, Inc.*

TO BE HELD TUESDAY APRIL 25TH FROM 7:00 PM TO 8:30 PM THIS MEETING WILL BE HELD VIRTUALLY VIA MICROSOFT TEAMS

- A. Roll Call;
 - a. Attendance was taken via Microsoft Teams

- B. Proof of Notice of Meeting;
 - a. A copy of the meeting notice was mailed to all homeowners

- C. Reading of Minutes of Prior Meeting;
 - a. Previous meeting minutes available for review on the Meadowlands website.

- D. Consideration of Communications;
 - a. No communications were discussed, as it was mistakenly included in the agenda.

- E. Officer's Reports;
 - a. President's Report (Anthony Winchell)
 - Provided an overview of concerns regarding Meadowland Apartments
 - Police Captain Jamar Gary will be joining the meeting to address concerns
 - Several Residents have been in contact with our alder
 - An additional meeting will be held to discuss further with Madison Police, Madison Parks, and other stakeholders
 - \$10 increase in HOA fees primarily due to snow removal cost increases, maintaining a \$7,000 surplus.
 - b. Vice President / Treasurer's Report (Roderquita Moore)
 - Emphasized community engagement and addressing the neighborhood's ongoing issues.

- F. Committee Reports;
 - a. Report of the ACC (Anthony Winchell)
 - All outstanding ACC requests have been processed. The vast majority were for solar panel installation.

- G. Elections;
 - a. Election of a Board of Directors (if a quorum is present)
 - A quorum is not present, volunteers will be taken.
 - b. Volunteers for Board of Directors (if a quorum is not present)
 - Anthony Winchell - President
 - Roderquita Moore – Treasurer
 - Mark Ruszkiewicz - Secretary
 - Laura Pitt - member at large (ACC)

- Amanda Nadas - member at large

H. Unfinished Business;

- a. HOA Gmail account will be discontinued and all emails will be routed to @meadowlandshoa.com email accounts.
- b. All communication with the HOA will occur through our website, www.meadowlandshoa.com

I. Adoption and Approval of an Annual Budget;

- a. 2023 budget was discussed, noting a shortfall primarily due to waste and snow removal expenses but maintaining a surplus for unforeseen needs.
- b. 25 homeowners have outstanding dues for the 2023 calendar year, 5 of which also have outstanding dues from 2022.
 - Liens have been filed for 2022 dues. Once a lien is filed, the homeowners need to pay it off before they can sell or refinance. The only time that the association typically does not get paid back for those funds is if the home goes into foreclosure.

J. New Business;

- a. Karly and Andrew Wentworth introduced their concerns about safety within the Meadowlands community, emphasizing a desire for immediate and long-term solutions to mitigate criminal activities and enhance overall neighborhood safety.
 - They organized a petition based on feedback and concerns from community members. The main aim was to propose actionable steps that could be implemented in the short term to improve safety.
 - Requested enforcing park closure hours (resume 10 p.m. closures), installing a gate at the entrance, and adding parking lot lights to discourage overnight activities and improve visibility.
 - Proposed installing speed bumps around Reston Heights Drive and Littlemore Drive Loop to address concerns about speeding cars which pose risks to residents and pedestrians.
 - Discussed participation in the Good Neighbor Project, a community-based initiative to foster neighborhood watch activities and enhance local security measures.
- b. Police Captain Jamar Gary discussed the situation at the Meadowland Apartments
 - Meadowland Apartments were designated as a nuisance property due to a high volume of service calls and incidents requiring police intervention.
 - Security measures implemented by the property management include hiring a security firm, installing better lighting, and increasing the presence of onsite staff.
 - Emphasized efforts to increase surveillance and police patrols to deter criminal activity.
 - Encouraged community members to remain engaged and report any suspicious activities.
- c. Questions by the neighborhood
 - Double parking on Milwaukee Street

- KCG has implemented a policy to tow improperly registered vehicles and charges for parking in the garage, leaving limited options for those who do not meet these requirements.
 - Parking related concerns are generally handled by and should be directed to Parking Enforcement
- Perceived drug use at the Meadowland Apartment complex
 - Per updated city ordinance, the possession of marijuana for personal use is still illegal, but police are no longer to pursue charges solely on this basis.
- Resident having difficulty with commute due to all four lanes of Milwaukee Street being blocked from sidewalk to sidewalk by vehicles, generally from 3-5pm
 - MPD patrols this area multiple times daily and has not observed this issue. If you're witnessing all lanes of Milwaukee street being blocked, that's certainly something that should generate a call for police services.
- Community Engagement Events
 - Please reach out to the board if you would be interested in participating in a community yard sale. If there is enough interest, we would be happy to help facilitate this!
 - If there are volunteers, the board would also support creating a subcommittee to organize more events (Oktoberfest, ice cream social, etc.)

K. Adjournment.