

Linden Park Homeowners Association

2022 Annual Meeting Minutes

Meeting Date: June 2nd, 2022

Location: Online line via Microsoft Teams

Facilitator: Shandar Hoagland-DSI

Of Homes Represented: 14

Meeting Time: 6:00pm

Meeting Called By: Linden Park HOA

Minute Taker: Shandar Hoagland

Attendees: Attendance taken via Teams

Agenda:

A) Roll Call

- a. **Proof of attendance was reached via Teams Download**
- b. **Introduction of Shandar Hoagland with DSI Real Estate Group**
- c. **Introduction of the Linden Park Board of Directors**

Secretary: Jon Schneider

B) Proof of Notice of Hearing;

- a. Presented the letter that was sent to homeowners on 5/23/2022.
- b. Any errors or changes that need to be made, please contact Shandar Hoagland (shoagland@dsirealestate.com)

C) Old Business; Reading of Minutes of Prior Meeting

- a. Minutes from the 2021 Meeting were posted on the DSI Real Estate Group website prior to the meeting for homeowners to review.

D) Officers Reports;

a. Delinquent Association Dues-

There are currently 20 of the 247 assessment units that are past due. The next step is to begin the lien filing process. If they do not pay within ten days of receiving the letter, we will move forward with filing a lien on the home. They will not be able to sell or refinance until this is paid in full.

E) Committee Reports

a. ACC Reports:

Please submit all ACC applications and questions at www.lindenparkna.org . They will work quickly to respond to all requests in a timely manner. Please note that they have 30 days (after all required documents are submitted) to approve/deny any application. Please be sure to plan accordingly.

- **Anyone who would be willing to join/assist with the ACC would be much appreciated.**

F) Elections

- a. **John Hansen volunteered to continue on the Board as President
Jon Schneider will also continue as Secretary.**

Raghuram Venkata Vempati volunteered to continue as Treasurer.

- b.** Volunteers for open ACC and Board Positions taken. Shandar to reach out to volunteer members.
- c.** ACC: Nancy and Melissa
- d.** Board: Betsy, Janelle, Melissa

G) Unfinished Business

- a.** Drainage issue in park still not resolved, we may need to get a drainage company out to repair.
- b.** Playground replacement parts are needed.
We have reached out to the developer of the equipment and have had no luck getting them to provide replacement parts. We will likely need to just remove parts or evaluate the option of replacing more of the park.

H) Adoption and Approval of a new budget

- a.** The 2021 financial report was reviewed. (report attached below)
There was a surplus in the budget of \$2,323.23.

I) New Business

- a.** There was a review of the Association maintained property.

J) Adjournment

- a.** There were no further questions, the meeting was adjourned at 6:19 pm

Please contact DSI Real Estate Group-608-226-3060, or shoagland@dsirealestate.com with any common area landscaping/snow removal concerns.

Concerns on City maintained out-lots/carriage Lanes, please contact the City of Madison at;
<http://www.cityofmadison.com/reportaproblem/>

Please sign up to be a part of the Linden Park NextDoor page.

www.nextdoor.com NextDoor is a very useful tool to stay connected to what is happening within your neighborhood.

Please visit the Linden Park Website; www.lindenparkna.org for updates regarding the neighborhood.

Linden Park 2021 Expenses

	Budget	2021 Actual	Difference
Snow Removal	\$15,000.00	\$12,989.70	\$2,010.30
Mowing	\$6,250.00	\$6,351.13	-\$101.13
Landscape Maintenance	\$7,700.00	\$13,462.41	-\$5,762.41
Maintenance			
General		\$1,626.45	
Trash Removal		\$13,570.43	
Total	\$14,500.00	\$15,196.88	-\$696.88
Utilities	\$3,000.00	\$3,942.05	-\$942.05
Insurance	\$2,285.00	\$2,412.00	-\$127.00
Reserve Expense	\$7,000.00	\$0.00	\$0.00
Misc.			
Bank Service Charges		\$205.00	
Printing/Reproductions		\$0.00	
Website Costs		\$175.04	
Postage		\$301.50	
Annual Report Filing		\$10.00	
Property Taxes		\$305.27	
Tax Preparation		\$350.00	
Fees and Permits		\$148.43	
Water Fountain		\$75.00	
Lien Filing Fee		\$20.56	
Total	\$1,855.00	\$1,590.80	\$264.20
Management Fee	\$12,312.00	\$12,312.00	\$0.00
Grand Total	\$69,902.00	\$68,256.97	\$1,645.03
		\$68,256.97	
Dues Income	\$69,901.00		
Late Fee Income	\$679.20		
Total Income	\$70,580.20		
Expenses	\$68,256.97		
Current 2021 Surplus	\$2,323.23		
Balance of Accumulated Surpluses/Shortfalls (Including 2021 Surplus)	\$11,515.10		