

2024 Annual Meeting  
Ice Age Falls Homeowner's Association  
April 24, 2024  
6:30 PM

ROLL CALL – 6:33 PM  
26 attendees

INTRODUCTION OF DIRECTORS & SPEAKERS

Introduction of Directors and Speakers was shared, and they are as follows:

**Secretary** – Kim Smithers, [secretary@iceagefalls.org](mailto:secretary@iceagefalls.org)

**Treasurer** – Badri Lankella, [treasurer@iceagefalls.org](mailto:treasurer@iceagefalls.org)

**ACC Member** – John Conlon, [hoa@iceagefalls.org](mailto:hoa@iceagefalls.org)

**ACC Member** – Dan Dankert, [hoa@iceagefalls.org](mailto:hoa@iceagefalls.org)

**HOA Manager** – Shandar Hoagland, [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com)

OLD BUSINESS - Reading of Minutes - 2023 Annual Meeting

No discussion or concerns raised after reviewing minutes. Motion to approve. Second.

Shandar mentioned that DSI now has a full-time maintenance tech available to homeowners for mailbox repair or installation, at \$55 per hour. Contact Shandar at DSI to schedule.

Badri and Shandar walked through the annual financial statement providing explanations for the variances (e.g., snow removal, liability insurance, utility costs, and tax preparation). Part of the surplus was moved to an interest earning account with UW credit union (money market) and we should begin to build interest and see it reflected in next year's financial statement. As of March 31, the year-to-date interest is approximately \$76. The HOA has a surplus of \$31,560.56.

One homeowner asked what is planned for the surplus. Historically, surplus has been used to address repairs in common areas (e.g., rock walls) or to address unexpected work (e.g., excessive snow removal). However, with the current surplus the board can consider a reduction in annual dues.

Shandar explained where the common areas are in the neighborhood and will provide a map (see below).

NEW BUSINESS

A question was raised about the fountain and rock display for the neighborhood. Will this be repaired, removed or restructured in the future? It was previously determined that the maintenance and upkeep of the fountain was too expensive. It was not cost effective for the HOA. The board has not discussed any plans to remove it.

Nasra Wehelie, Alder, District 7, introduced herself and indicated an opportunity to ask questions. She also mentioned that with the new legislative maps, there is an opportunity for her to run for state assembly. She would appreciate hearing from homeowners about what they see as the most significant challenges in the neighborhood. The HOA has routinely been asked about play area/park, speed bumps or other cautions for South High Point Road.

The current HOA board and ACC members will continue in their roles. However, the board still does not have a president. One homeowner asked what is involved in joining the board. Members spend approximately one hour a month conducting business. This can vary based on the time of year. The president will coordinate with DSI and other board members, track activities, and assist with homeowner inquiries.

DSI takes care of many things for the HOA, including finances, liens, budget, letters and communication, annual meeting, homeowner roster, insurance, oversight of venders, and support the board (see below).

The current HOA stated they are currently without a President. One homeowner indicated interest in learning more and will meet with board members.

The ACC has mailbox maintenance kits available to be borrowed by homeowners for any touch ups. The kits include paints, brushes, and sanding materials. In addition, DSI has a maintenance person that can be hired to help.

ADJOURNMENT – 7:10 PM

IAF Neighborhood:



**What DSI Does...**

- 1) Follow requirements and procedures set out in the Bylaws.
- 2) Hold annual meetings.
- 3) Send/prepare all paperwork for the Association.
- 4) Keep roster of current homeowners & incorporate all new sales.
- 5) Prepare an Operating Budget annually.
- 6) Accounts Receivable. (This includes offering online payment options. Also includes filing liens for unpaid dues as needed.)
- 7) Maintain Accounts of Association Funds.
- 8) Accounts Payable.
- 9) Maintain Current Books and Records.
- 10) Submit Annual Reports to WDFI.
- 11) Available for any homeowner inquiry calls/concerns.
- 12) Enter into contracts for utility maintenance, trash removal, etc..
- 13) Solicit bids annually.
- 14) Regularly inspect neighborhoods to determine any physical improvements and maintenance needed.
- 15) Oversee the employ and performance of all sub-contractors required for neighborhood operation.
- 16) Maintain/Obtain insurance.
- 17) Work with Board of Directors.
- 18) Provide neighborhood information on DSI website.