

**Secret Places Homeowners Association**  
**2023 Annual Meeting Minutes**  
**Facilitator: Shandar Hoagland, DSI Real Estate Group**  
**Meeting Date: October 30<sup>th</sup>, 2023**  
**Location: Virtual**  
**Meeting Called by: Secret Places HOA**  
**Type of Meeting: Annual Association Meeting**  
**Note Taker & Time Keeper: Shandar Hoagland**  
**Attendees: See Microsoft Teams Attendee Download**

**A) Roll Call;**

Roll Call is obtained via download attendees' tool on Microsoft Teams (there were 19 homeowners in attendance)

**B) Proof of Notice of Meeting;**

Shandar presented the original mailer that was mailed to all homeowners on October 20<sup>th</sup>, 2023.

**C) Officers Report;**

Homeowners were asked to review the minutes on the DSI Real Estate Group website prior to the meeting. No questions, the minutes were approved.

Delinquent Association Dues

-There are currently 4 homes that are delinquent. Liens were filed in October.

**D) Committee Reports;**

What is the Architectural Control Committee (ACC)?

The ACC reviews Exterior and Structural Changes to homes, to maintain uniformity and aesthetic appeal throughout the neighborhood.

The ACC utilizes the Covenants written for the neighborhood to review submitted projects and determine what is allowable.

Architectural Control Committee Reminders:

Approval is required prior to projects beginning.

Sheds and above ground pools are not permitted within the neighborhood.

Applications are available on the Secret Places neighborhood webpage:

[www.secretplacesneighborhood.com](http://www.secretplacesneighborhood.com)

If you have any questions, please reach out to [acc@dsirealestate.com](mailto:acc@dsirealestate.com)

**E) Elections -**

○ HOA board

- We need 3 to 5 board members in order to have a well-functioning Board. The commitment per month is only a couple of hours, mostly done via email.

The Board meets quarterly to go over important topics. Please contact Shandar or a Board member if you are interested.

The following homeowners agreed to be on the Board and ACC for the next year;

John Nagler

Heather Geye

**F) Unfinished Business;**

- Path Maintenance to fix areas with weeds growing through.

- Bridge Repairs/Staining-base of all foot bridges along stream to be replaced with composite. 1 bridge repaired, now it will be stained. Others to be repaired then stained in the following year.
- Tree Pruning throughout the neighborhood.

Q: Is Outlot one on Catalina Parkway?

A: Yes.

Q: Why did the mowers stop mowing a buffer along the path?

A: Unknown, but they are supposed to mow this area each week.

Q: Can we as a community get together and do some of the projects to alleviate costs?

A: Sure, we have in the past, and can try again in the future, but in the past there are not many homeowners that are wanting to get involved.

Q: If the City does snow removal on the streets and carriage lanes, what does the HOA do for snow removal?

A: The HOA needs to clear the sidewalks adjacent to the out-lots where there are no homes.

Q: It has been 3 years since any bridge maintenance was completed. Can we get some work done on these?

A: Yes, it is on the list of items to be done. Unfortunately other immediate costs have been eating the budget over the past few years.

**G) Adoption and Approval of Annual Budget;**

The 2024 budget will not change from the 2023 budget.

HOA Financial Report;

2023 Year to Date Expenses review; Please see full report on page 4.

**H) New Business;**

Stream/Pond bed repairs- Areas along stream and in ponds are eroding and need to be repaired.

Erosion around stream barriers

Review the potential of planting new trees in OL 2 where the evergreens were removed.

Additional Path repairs

Q: Can we get locks on the covers for the pump cases?

A: Yes, we will talk to Advanced Aquatics about it.

**I) Adjournment;**

- a. There were no more questions, the meeting was adjourned at 7:35 pm

	2023 Budget	YTD	Difference
Snow Removal/Salt	\$7,500	\$6,219.24	\$1,280.76
Mowing	\$18,950	\$15,033.75	\$3,916.25
Landscape Maintenance			
Aeration		\$0.00	
Fertilizer/weed control		\$3,798.00	
Tree Work		\$4,853.00	
Bed maintenance		\$12,433.88	
Total	\$19,270	\$21,084.88	-\$1,814.88
Irrigation			
Total	\$970	\$537.90	\$432.10
Maintenance			
Regular Maintenance		\$137.50	
Path Maintenance		\$0.00	
Water Feature Maintenance		\$13,405.49	
Trash Collection		\$5,585.37	
Total	\$26,000	\$19,128.36	\$6,871.64
Utilities (Water & Electric)	\$16,525	\$21,355.48	-\$4,830.48
Liability Insurance	\$3,000	\$2,680.00	\$320.00
Misc.			
Annual Report Filing		\$50.00	
Bank Service Charges		\$163.20	
Postage		\$88.76	
Printing/Reporoductions		\$0.00	
Property Taxes		\$0.00	
Legal Fees		\$102.96	
Parade		\$0.00	
Tax Preparation		\$375.00	
Total	\$6,360	\$779.92	\$5,580.08
HOA Management Fee	\$14,855	\$11,142.00	
ACC Management Fee	\$6,540	\$6,540.00	
Management Fee	\$21,395	\$17,682.00	\$3,713.00
Grand Total	\$119,970	\$104,501.53	\$15,468.47

Categories that are over budget for 2023

- Landscape Maintenance
  - Tree work. Over Budget by \$1,814.88.
- Utilities
  - Water usage was higher due to the lack of rain this year. Over Budget by \$4,830.48.

Expenses that were not factored in to the 2023 budget

-Tree removal	\$4,853.00
-Repairs to the well pump	\$7,266.40
-Repairs to the Agrarian Fountain	\$1,822.02

**REMINDERS**

No dumping of trash or yard debris anywhere in the neighborhood. You may take things that the city doesn't pick up to **4602 Sycamore Ave.** Additional information can be found on the City of Madison's website;  
<https://www.cityofmadison.com/streets/refuse/dropoffsites/>

Please park at least 15 feet away from the corners so that people can see through intersections.

**Stay in touch with your neighbors!**

<http://www.secretplacesneighborhood.com/>

[nextdoor.com/joinCDXUKC](http://nextdoor.com/joinCDXUKC)

[facebook.com/groups/secretplacesneighborhood/](https://facebook.com/groups/secretplacesneighborhood/)