

Linden Park Homeowners Association

2024 Annual Meeting Minutes

Meeting Date: June 10th, 2024

Location: Online line via Microsoft Teams

Facilitator: Shandar Hoagland-DSI

Of Homes Represented: 14

Meeting Time: 7:00pm

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 5/30/2024.
- 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 2022 Meeting were posted on the DSI Real Estate Group website prior to the meeting for homeowners to review. There was not a meeting in 2023.

D) Officers Reports;

a. Delinquent Association Dues-

There are currently 9 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.

All ACC members volunteer their time to do the ACC for the Linden Park HOA.

- 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.

G) Unfinished Business

- a. Playground replacement parts are needed.

We have reached out to the developer of the equipment on several occasions with no response. We will continue to reach out until we get this issue resolved.

Q: Have any ACC requests been denied?

A: Since we do not manage the ACC for your neighborhood, I am not privy to that information.

Q: Do the Board members attend the annual meeting?

A: Yes, they have historically. Jon Schneider is on the call now.

H) Adoption and Approval of a new budget

- a. The 2024 budget was approved in Dec of 2023.
- b. The 2023 financial report was reviewed. (report attached below)
There was a surplus in the budget of \$2,283.84.

Q: Can we put the reserve funds in to a Money Market Account?

A: Yes, if that is something the Board would like to do we can.

I) New Business

Q: Can we look in to getting a new landscaping vendor? The weeds have been taking over the landscaping beds.

A: Yes, we will look in to adding new vendors to the bid process. In the meantime, we will talk to the current vendor about the issues.

Common Area maintenance issues-

We have reached out to the vendor about the current issues and will work with them to get them resolved.

I do not recommend breaking the contract in the middle of the season. There are not a lot of vendors that can or will take on a contract at this time.

Q: Can a homeowner take on maintenance of certain landscaped areas?

A: That is a decision that the Board of Directors needs to make.

Q: Can everyone see the mowing/landscaping contracts?

A: Sure, if you want to see the details of the contract, please reach out and I can share them with you.

Q: How can we reach you if we have additional questions?

A: hoa@dsirealestate.com

Q: Can we send violation letters to homes that are not in compliance?

A: Yes, we sure can. Please let us know about any violation you see.

Q: We have had surpluses over the past few years, why are we holding on to those funds?

A: To be used in the future when needed.

J) Adjournment

- a. There were no further questions, the meeting was adjourned at 7:50 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 2023 Expenses

	Budget	2023 Actual	Difference
Snow Removal	\$12,000.00	\$14,604.56	-\$2,604.56
Mowing	\$7,500.00	\$7,960.00	-\$460.00
Landscape Maintenance	\$9,500.00	\$9,663.80	-\$163.80
Maintenance			
General		\$55.00	
Pet Waste Stations		\$2,482.92	
Trash Removal		\$13,756.60	
Total	\$20,200.00	\$16,294.52	\$3,905.48
Utilities	\$4,000.00	\$3,828.91	\$171.09
Insurance	\$2,765.00	\$2,405.00	\$360.00
Reserve Expense	\$4,000.00	\$4,000.00	\$0.00
Misc.			
Bank Service Charges		\$185.52	
Printing/Reproductions		\$0.00	
Website Costs		\$175.04	
Postage		\$246.66	
Annual Report Filing		\$50.00	
Property Taxes		\$285.15	
Tax Preparation		\$375.00	
Total	\$1,825.00	\$1,317.37	\$507.63
Management Fee	\$12,311.00	\$12,312.00	-\$1.00
Grand Total	\$74,101.00	\$72,386.16	\$1,714.84
Dues Income	\$74,100.00		
Late Fee Income	\$570.00		
Total Income	\$74,670.00		
Expenses	\$72,386.16		
Current 2023 Surplus	\$2,283.84		
Balance of Accumulated Surpluses/Shortfalls (Including 2022 Shortfall & 2023 Surplus)	\$10,879.55		
Balance of HOA Reserve Fund	\$4,000.00		