

2025 Annual Meeting  
Ice Age Falls Homeowner's Association  
April 8, 2025  
6:30 PM

**ROLL CALL** – 6:33 PM (39 attendees)

**INTRODUCTION OF DIRECTORS & SPEAKERS**

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

**President** – Angela DiSalvo, [president@iceagefalls.org](mailto:president@iceagefalls.org)

**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)

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

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

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

**District 7 Alder Person** -Badri Lankella, [district7@cityofmadison.com](mailto:district7@cityofmadison.com)

(Welcome Angela and Jackie!) (Congratulations Badri!) (Thank you all for volunteering!)

**OLD BUSINESS** - Reading of Minutes - 2024 Annual Meeting

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

**2025 Association Dues**

There are currently 8 homes that have not paid the 2025 annual association dues. In addition, there are 2 homes that still have outstanding amounts from 2024. If anyone is unsure if dues were paid, please reach out to [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com) to verify. Late Fees were assessed on March 15th. If payment is not received by May, DSI will move forward with the lien filing process. Once a lien is filed, the dues will need to be paid prior to any home sale or refinance.

**HOA Surplus**

The HOA has a surplus of \$43,480.23. The Board of Directors has opened a money market account so that the association will begin accruing interest on these funds.

A portion of the surplus will be used for future common area maintenance (e.g., rock wall repairs, additional snow removal, etc.)

<b>Ice Age Falls 2024 Financial Report</b>	
<b>Income</b>	
<b>HOA Dues</b>	<b>\$46,400.00</b>
<b>Late Fee</b>	<b>\$357.00</b>
<b>Interest Income</b>	<b>\$163.42</b>
<b>Dividend Income</b>	<b>\$164.40</b>

Credits for Meeting Attendance	(\$240.00)
Total	\$46,844.82
Expenses	(\$34,925.15)
Current 2024 Surplus	\$11,919.67
Balance of HOA's Reserve/Surplus Account (including 2024)	\$43,480.23

	Budget	Expenses	Difference
<b>Snow Removal-Green Space Sidewalks</b>			
OL #4, 5 (Lot Gap Sidewalks)	\$2,000		
OL # 7 (Sidewalk)	\$1,500		
OL #13, 14, 15 (Lot Gap Sidewalks)	\$3,500		
<b>Total</b>	<b>\$7,000</b>	<b>\$5,008.63</b>	<b>\$1,991.37</b>
<b>Mowing</b>			
Green Space OL #4, 5	\$3,000		
Green Space OL #7, 13, 14, 15	\$3,300		
<b>Total</b>	<b>\$6,300</b>	<b>\$4,963.13</b>	<b>\$1,336.87</b>
<b>Landscape Maintenance</b>			
Bark, Weeds, Pruning	\$750		
Spring Clean-up	\$700		
Fall Clean-up	\$750		
Weed Spraying - All HOA Common Area Green Space	\$750		
Weeding Water Feature	\$750		
Rock Wall Maintenance	\$8,000		
<b>Total</b>	<b>\$11,700</b>	<b>\$7,348.73</b>	<b>\$4,351.27</b>
<b>General Maintenance</b>	<b>\$500</b>		
<b>Total</b>	<b>\$500</b>	<b>\$0.00</b>	<b>\$500.00</b>
<b>Liability Insurance</b>	<b>\$1,390</b>	<b>\$1,649.00</b>	<b>-\$259.00</b>
<b>Real Estate Taxes on Common Areas</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Utilities</b>	<b>\$2,250</b>	<b>\$2,952.02</b>	<b>-\$702.02</b>
<b>Misc.</b>			
Website		\$236.47	
Annual Report Filing		\$25.00	
Bank Service Charges		\$170.04	
Postage		\$437.13	
Printing & Reproduction		\$0.00	
Tax Prep		\$375.00	
<b>Total</b>	<b>\$1,000</b>	<b>\$1,243.64</b>	<b>-\$243.64</b>
<b>Management Fee</b>	<b>\$11,760</b>	<b>\$11,760.00</b>	<b>\$0.00</b>

Surplus Cost	\$4,500	\$0.00	\$4,500.00
Grand Total	\$46,400	\$34,925.15	\$11,474.85

## NEW BUSINESS

### IAF Mailboxes

- ACC will conduct a mailbox audit in July 2025
- Mailboxes should be green metal with a red flag
- Mailbox post has specific design elements, including a post cap and carved numbers on each side
- The post should be painted herringbone and the numbers are green
- Mailbox paint kits are available to borrow by contacting the ACC  
See the IAF HOA ACC website for more information at <https://iceagefalls.org/acc>



### ACC

Please remind your neighbors that any external work on your home requires ACC review. If they are not sure if a request is needed, feel free to send an email to check.

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 Real Estate Group Maintenance Techs can assist in installing a new mailbox/post if you need assistance. This will be at a rate of \$59/hour.

## ELECTIONS

### HOA Volunteers

- Angela DiSalvo - president
- Badri Lankella - treasurer
- Kimberly Smithers - secretary

### ACC Volunteers

- Jackie Forcey
- Dan Dankert
- John Conlon

## **Q&A**

Q: Does the HOA get competitive bids for services?

A: Yes, we get three bids per service each year and provide them to the Board for their decision.

Q: Is this information shared with owners?

A: No, the Board does a thorough review and their due diligence to ensure the HOA is getting the best service.

Q: Can we add speedbumps in the neighborhood?

A: This is something that needs to be addressed by the City as the HOA has no jurisdiction on the City streets. Always report speeders to the Police. This will create a file and the City will take it more seriously if there are more calls/concerns.

**Madison Police Liaison** - <https://www.cityofmadison.com/police/west/>

### **Midpoint Meadows Development information:**

<https://www.cityofmadison.com/council/district1/blog/2023-12-18/new-subdivision-planned-for-district-1>

### **City issues/concerns can be directed here-**

<https://www.cityofmadison.com/reportaproblem/>

Adjournment 7:01pm

## Board of Directors Roles

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### The President

The president shall be Chairman of and shall preside at all meetings of the Members and Directors, shall have general and active management authority over the business of the Association, except that which is delegated, shall see that all orders and resolutions of the Board are carried into effect and shall execute bonds, mortgages and other contracts of the Association. The President shall supervise and direct all other officers of the Association and shall see that their duties are performed properly.

The President shall be an ex officio member of all committees and shall have the general powers and duties of supervision and management usually vested in the office of the President of a corporation.

### The Secretary

The Secretary shall keep the minutes of meetings of the Members and of the Board of Directors in one or more books provided for that purpose. The Secretary shall count votes at all meetings of the Members and Directors. The Secretary shall see that all notices are duly given in accordance with the provisions of these Bi-Laws or as otherwise required by law. The Secretary shall act in the place and stead of the President in the event of the Presidents absence, inability or refusal to act. The Secretary shall be custodian of the corporate records and of the seal, if any, of the association. The Secretary shall keep a register of the Post Office address of each member and their respective mortgagees (including land contract vendors), if any, which shall be furnished to the Secretary by such member. In general, the Secretary shall perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

### The Treasurer

The Treasurer shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors.

The Treasurer shall disburse the funds of the Association as ordered by the Board, taking proper vouchers for such disbursements, and shall render to the President and Directors, at each meeting of the Board, or whenever they may require it, an account of all his or her transactions as Treasurer and of the financial condition of the Association.

The Treasurer shall keep detailed, accurate records in chronological order, of receipts and expenditures affecting the common property, specifying and itemizing the maintenance and repair expenses of the common property and any other expenses incurred. Such records and the vouchers authorizing payments shall be available for examination by the Members at convenient hours of week days.

The Treasurer may be required by the Board to give the Association a bond in a sum and with one or more sureties satisfactory to the Board, for the faithful performance of the duties of his or her office, and the restoration to the Association in case of his or her death, resignation or removal from office, all books, papers, vouchers, money or other property of whatever kind in his or her possession belonging to the Association.

# Ice Age Falls Neighborhood



McKee Road/Ihwy PD