

Village at Autumn Lake Homeowners Association

2025 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 24, 2025, at 6:30 pm

Location: Online Teams Meeting

Meeting Called by: Village at Autumn Lake HOA

Type of Meeting: Annual Association Meeting

Note Taker & Timekeeper: Shandar Hoagland

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Attendance Download
- b. Introduction of Shandar and Serena with DSI Real Estate Group

B) Proof of Notice of Meeting

- a. Shandar presented the original letter that was mailed to all homeowners.
 - Letter was mailed out on February 14th, 2025.
 - Letter, Agenda, Financials, and PowerPoint Slides were also sent via email, the morning of the meeting.

C) Reading of Minutes of Previous Meeting

- a. Shandar 2024 Minutes were posted on the DSI website:
<https://www.dsirealestate.com/hoa/village-at-autumn-lake/documents/>,
owners were asked to read them prior to the meeting. Minutes were approved.

D) Officers Reports

- a. There are currently 40 homes that have yet to pay the 2024 assessment. Of those 40, 3 are outstanding from 2023 and have had liens filed.
- b. If you are unsure if your dues are paid, please reach out to hoa@dsirealestate.com to verify.
- c. Late Fees are assessed in March. At that time, we will be sending out late letters to all past due owners and request payment immediately. If payment is not made by May, we will move forward with the lien filing process.

E) Committee Reports

- a. ACC Update: The ACC web page is a great starting point when you are considering an exterior or structural change project on your lot. The web page offers fillable PDF applications, as well as the Covenants (CCR's) and other project information <https://www.dsirealestate.com/condo-hoa/acc/>

- b. The ACC can be contacted at: acc@dsirealestate.com
- c. If you are hoping to do projects this spring/summer, please submit your applications EARLY! The ACC has up to 30 days to review requests once all materials have been received, all applications are reviewed in the order they are received.

F) Elections

- a. None at this time. These will take place after the neighborhood has been conveyed to the homeowners – this occurs once the neighborhood is 100% complete.

G) Unfinished Business

-Pet Waste – please clean up after your pet and keep it leashed.

-Snow Removal Responsibilities

A neighborhood snow removal map is posted to the Village at Autumn Lake Page on the DSI site.

H) Adoption and Approval of an Annual Budget

- a. The 2025 budget was approved by the developer and mailed to all owners in December.
- b. 2024 Expense report-

**Village at Autumn Lake Homeowner's Association
2024 Financial Report**

	Budget	Expenses	Difference
Snow Removal	\$46,000.00	\$17,063.75	\$28,936.25
Mowing	\$29,250.00	\$25,090.00	\$4,160.00
Landscape Maintenance			
Mulch	\$7,500.00		
Weeding/Pruning	\$3,500.00		
TruGreen Mulch Beds	\$1,000.00		
TruGreen Lawn	\$1,000.00		
Spring Cleanup	\$1,500.00		
Fall Cleanup	\$1,500.00		
Total	\$16,000.00	\$24,075.90	-\$8,075.90
Maintenance			
General Maintenance	\$7,500.00	\$1,994.44	
Waste/Recycling Removal	\$25,000.00	\$33,987.25	
Diesel Surcharges		\$3,857.20	
Pet Waste Stations	\$3,500.00	\$7,281.98	
Lake Maintenance	\$20,000.00	\$5,385.00	
Seasonal Décor	\$2,500.00	\$2,689.50	
Total	\$58,500.00	\$55,195.37	\$3,304.63

Utilities (Water and Electric)	\$7,000.00	\$14,265.75	-\$7,265.75
Costs Associated with Ampitheater	\$7,500.00	\$1,025.25	\$6,474.75
Insurance	\$7,000.00	\$8,734.67	-\$1,734.67
Misc.			
Annual Report Filing		\$25.00	
Bank Service Charges		\$206.47	
Postage		\$478.17	
Taxes		\$14.00	
Tax Preparation		\$394.00	
	\$2,000.00	\$1,117.64	\$882.36
Management Fee	\$18,323.52	\$18,323.52	\$0.00
ACC Administration Fee	\$10,994.16	\$10,994.16	\$0.00
Reserve Funds	\$27,000.00	\$27,000.00	\$0.00
Grand Total	\$229,567.68	\$202,886.01	\$26,681.67

Jan-April	Unlimited	\$9,758.75
12/11/2024	Salting	\$250
12/14/2025	Salting	\$250
12/18/2024	Salting	\$925
12/19/2024	1-3 In	\$2,015
12/20/2024	1-3 in	\$2,015
	Salting	\$925
12/24/2024	Salting	\$925
		\$17,063.75

Spring Cleanup	\$1,089.55
Mulch Installation	\$5,645.07
Garden Maintenance	\$8,652.45
Fall Cleanup	\$2,223.08
Weed Control	\$1,575.00
Weed Control	\$1,575.00
Weed Control	\$1,575.00
Storm Damage Cleanup	\$1,740.75
	\$24,075.90

Month	# of Homes	Trash	Recycle	Diesel
Jan	192	\$1,881.60	\$806.40	\$322.56
Feb	198	\$1,940.40	\$831.60	\$304.92
Mar	200	\$1,960.00	\$840.00	\$392.00
Apr	200	\$1,960.00	\$840.00	\$378.00
May	201	\$1,969.80	\$844.20	\$365.82
June	201	\$1,969.80	\$844.20	\$295.47
July	202	\$1,979.60	\$848.40	\$282.80
Aug	202	\$1,979.60	\$848.40	\$311.08
Sept	202	\$1,979.60	\$848.40	\$296.94
Oct	203	\$1,989.40	\$852.60	\$241.57
Nov	205	\$2,009.00	\$861.00	\$258.30
Dec	205	\$2,009.00	\$861.00	\$243.95
		\$23,627.80	\$10,126.20	\$3,693.41

Pet Waste Costs	
Jan	\$477.74
Feb	\$417.74
Mar	\$437.74
Apr	\$397.74
May	\$417.74
June	\$397.74
July	\$417.74
Aug	\$465.94
Sept	\$465.94
Oct	\$465.94
Nov	\$517.90
Dec	\$517.90
4 Pet Waste Stations	\$1,884.18
	\$7,281.98

Mowing	
22-Apr	\$1,000.00
29-Apr	\$1,000.00
6-May	\$1,000.00
13-May	\$1,000.00
20-May	\$1,000.00
27-May	\$1,000.00
3-Jun	\$1,000.00
10-Jun	\$1,000.00
17-Jun	\$1,000.00
24-Jun	\$1,000.00
1-Jul	\$1,000.00
8-Jul	\$1,000.00
Hand Weeding	\$90.00
15-Jul	\$1,000.00
22-Jul	\$1,000.00
29-Jul	\$1,000.00
5-Aug	\$1,000.00
12-Aug	\$1,000.00
19-Aug	\$1,000.00
26-Aug	\$1,000.00
2-Sep	\$1,000.00
9-Sep	\$1,000.00
23-Sep	\$1,000.00
30-Sep	\$1,000.00
7-Oct	\$1,000.00
28-Oct	\$1,000.00
	\$25,090.00

Projected Income	
HOA Dues	\$229,568.00
Late Fee Income	\$1,008.12
NFS Fee Income	\$0.00
Interest Income	\$336.62
	\$230,912.74
Expenses	-\$202,886.01
2024 Surplus	\$28,026.73
Balance of Reserve Account	\$63,599.28
Balance of General Fund	\$53,580.14

Q) How are the landscaping and utility budget line items determined? Why were they so far off?

A) We try to budget the best we can by reviewing historical data. Please see below-the utility costs over the years since the beginning of the HOA fluctuate so much each year.

2017	2018	2019	2020	2021	2022	2023	2024
\$12,943.07	\$4,448.01	\$8,216.16	\$7,456.55	\$4,118.11	\$4,367.37	\$9,302.95	\$14,230.72

Snow Removal

- The HOA is not responsible for snow removal on the City Streets or Alleys within the Village of Autumn Lake neighborhood, unless noted on the snow removal map, the City of Madison is. If you have concerns about these areas, you can reach out to the City of Madison via their Report a Problem feature:
<https://www.cityofmadison.com/reportaproblem/>, or by calling 608.246.4532.

Trash Removal

- The trash removal contract for the alleys is a 5-year contract with Pellitteri. We will rebid this service with Pellitteri, Waste Management and GFL when the contract is set to expire.
- All owners essentially pay twice for trash removal; once to the City and once to the HOA; this is how the CCR's were written. Homes on alleyways cannot be expected to bring their trash receptacles through the snow/their yard to the front of the home for pick-up. The City of Madison will also not pick up on the alleys, so we have it contracted through Pellitteri.

I) Original Resolutions & New Business

- a. What can be done about off leash dogs?
Please contact the Police. Unfortunately, this is not something the HOA can enforce.
- b. Is the Woods at Autumn Lake part of Autumn Lake?
Yes, both sections make up the Village at Autumn Lake.
- c. What streets does the City of Madison clear?
The City of Madison is responsible for clearing all streets.
- d. What is the time frame for owners to clear sidewalks?
Per the City of Madison's website, sidewalks are to be cleared by noon, the day after the snow stops.
<https://www.cityofmadison.com/live-work/winter/snow-removal/sidewalks>

J) Adjournment

- a. **Note Time of Adjournment; 6:58 pm**

HOA Landscaping/Mowing Responsibilities:

- Entry Signs
- Mowing/Weeding of all medians
- OL 45: mow 1 pass along each side of the path
- OL 42: mow entire outlot
- OL 47: mow 2 passes on each side of the path
 - mow green space between lots 675-676
- OL 48: mow between lots 704-705
 - mow between rear property lines & path
- OL 49: maintain traffic island; mowing/weed control
- OL 70 - mow entire out lot
- OL 55 - Lake
- Landscape Buffer behind lots 1120-1129

- Autumn Lake Parkway between lots 682 & 683
 - mow up to the tree line
- Walking Path around the lake - HOA to maintain/mow
- Landscape Buffer along Felland - HOA to mow 2x/year
- Retaining Wall in front of lots 1116-1119
- OL 73: mow one pass along each side of the path
- Green Space behind lots 805 & 806 - HOA to mow
- Green Space SW of lot 1194 - HOA to mow
- Traffic Circle on Felland - HOA to maintain

