

# **Grandview Commons Homeowners Association**

## **2025 Annual Meeting Minutes**

**Facilitator:** Shandar Hoagland, DSI Real Estate Group

**Meeting Date:** April 7th, 2025

**Location:** Microsoft Teams Online

**Meeting Called by:** Grandview Commons HOA

**Type of Meeting:** Annual Association Meeting

**Note Taker & Time Keeper:** Serena Pretti

**Attendees:** Attendance taken via Teams

### **Agenda:**

#### **A) Roll Call**

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

#### **B) Proof of Notice of Meeting or Waiver of Notice**

- a. Meeting Notice letter sent to homeowners on March 24th, 2025. Homeowners were also sent email reminders one-week prior to the meeting, as well as on the morning of the Meeting.

#### **C) Reading of Minutes of Prior Meeting**

- a. 2024 Minutes were posted on the DSI website: [www.dsirealestate.com](http://www.dsirealestate.com), owners were asked to read them prior to the meeting. This was done and the minutes were approved.

#### **D) Officers Report**

- a. There are currently 175 homes that have yet to pay the 2025 assessment. There are 25 homes that are still outstanding from 2024. Late fees were accessed on March 1<sup>st</sup>, 2025.
- b. If dues have still not been satisfied by May, we will begin the lien filing process. Once a lien is filed, an owner cannot sell or refinance without paying their dues.

#### **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](mailto:acc@dsirealestate.com)

## **F) Elections**

- a. None at this time. The neighborhood will be conveyed when the neighborhood is complete.
- b. We are estimating the end of 2025 or early 2026 for conveyance

## **G) Unfinished Business**

### a. Pet Waste

Please be a responsible pet owner and clean up after your pets.

### b. Snow Removal

Snow removal on most of the carriage lanes is done by the City of Madison.

Please call them directly with any damage or concerns.

The HOA does snow removal on the small carriage lanes in Northeast, between lots 1166-1197, and the sidewalks on several green spaces throughout the neighborhood.

### c. Trash Collection on the Alleys

All owners in the neighborhood pay an equal share of all HOA related costs listed on the Annual budget. This includes trash removal in the alleys.

Homeowners who live on alley ways also pay taxes to the City for trash removal; just like non-alley way homes do.

Alley- way homes are to place their receptacles near the alley way for pickup.

Advantages to Public Alleys in Grandview:

Public Alleys = No Annual Property Tax & City covers snow removal

Private Alleys – Taxable & HOA would cover snow removal

Private alleys would result in the of additional line items to the annual budget to cover the alley taxes and snow removal costs.

Private alleys would also require the addition of reserve fund for alley replacement and maintenance. This amounts to approximately \$50,000 per alley.

Additional line items for alley Taxes, Snow Removal and Reserves would result in increased HOA dues for all owners in the Grandview Commons Neighborhood.

## **H) Adoption and Approval of Annual Budget;**

The 2025 budget was approved by Veridian Homes in December and mailed to all owners.

The overall charge to each assessment unit increased from \$202.58 to \$210.00.

The budget and all other HOA documents can be found on the Grandview Commons page of the DSI website;

<https://www.dsirealestate.com/hoa/grandview-commons/documents/>

**2024 Financial Report:**

**Grandview Commons  
2024 Financial Report**

	Budget	Actual	Difference
Snow Removal	\$45,000	\$32,494.02	\$12,505.98
Mowing	\$27,500	\$26,145.02	\$1,354.98
Landscape Maintenance	\$50,000	\$77,579.14	-\$27,579.14
Irrigation	\$1,750	\$520.00	\$1,230.00
<b>Maintenance</b>			
Seasonal Décor	\$7,500	\$1,500.00	
Water Feature Maintenance	\$10,500	\$2,487.25	
New Playground Equipment	\$35,000	\$50,666.38	
General	\$12,500	\$4,063.15	
Pet Waste Removal	\$5,700	\$6,172.10	
Trash Removal	\$90,000	\$87,348.37	
Diesel Surcharge-Trash Collection	\$13,500	\$9,073.87	
<b>Total</b>	<b>\$174,700</b>	<b>\$161,311.12</b>	<b>\$13,388.88</b>
Utilities	\$10,000	\$11,572.52	-\$1,572.52
Reserve Fund	\$9,500	\$9,500.04	-\$0.04
Insurance	\$3,750	\$4,246.00	-\$496.00
<b>Misc.</b>			
Annual Report Filing		\$50.00	
Bank Service Charges		\$697.36	
Bad Debt		\$0.00	
Postage		\$2,275.04	
Tax Preparation		\$394.00	
Property Taxes		\$44.55	
<b>Total</b>	<b>\$5,000</b>	<b>\$3,460.95</b>	<b>\$1,539.05</b>
Management Fee	\$26,047.80	\$26,047.80	\$0.00
ACC Administration	\$15,628.68	\$15,628.68	\$0.00
Neighborhood Event Fund	\$5,000	\$5,000.00	\$0.00
Legal Fees for ACC Violations	\$1,500	\$0.00	\$1,500.00
<b>Grand Total</b>	<b>\$375,376.48</b>	<b>\$373,505.29</b>	<b>\$1,871.19</b>
<b>Projected Dues Income</b>		\$376,073.58	
<b>Late Fee Income</b>		\$3,140.30	
<b>Condo Income</b>		\$3,000.00	
<b>NSF Income</b>		\$100.00	
<b>Interest Income</b>		\$274.97	
		<b>\$382,588.85</b>	
<b>Expenses</b>		<b>\$373,505.29</b>	
<b>2024 Surplus</b>		<b>\$9,083.56</b>	
<b>Balance of Reserve account as of</b>			
<b>12/31/2024</b>		<b>\$43,982.84</b>	

**I) New Business:**

1.) Pocket Park Gazebos

a.) Can we see estimates for gazebo replacement vs. and roof replacements to compare?

b.) The playground cost listed is \$15,000 more than budgeted. Is the "actual" the cost (\$50,666.38) for both phases of the playground construction, or just the second phase from 2024? If it is for just phase 2 and it was over by that much, we are wondering if we can get multiple bids for replacing the gazebos (or just the roof) since using the same company to do gazebos as the playground could be really expensive.

Phase 1 2023	
Structure	\$14,018.00
Freight	\$1,400.00
Install	\$5,195.00
Removal	\$1,250.00
Wood Chips Replacement	\$2,710.00
Site excavation	\$2,725.00
	\$27,298.00
Discount	-\$1,393.00
Sub-Total	\$25,905.00
Tax	\$1,424.78
Total	\$27,329.78

Phase 2 2024	
Structure	\$31,500.00
Freight	\$1,400.00
Installation	\$11,575.00
Wood Chips	\$3,550.00
Sub-Total	\$48,025.00
Tax	\$2,641.38
Total	\$50,666.38

2.) Could the ACC drive the neighborhood looking for MAJOR violations? A few examples: fences that have been 1/2 finished for years, a table saw discarded in the alley, etc.

Yes. We also ask if you see violations, please report them to [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com)

3.) What is the schedule for Pet Waste /Cigarette Receptacles and how can the HOA ensure these are all emptied in a timely manner?

There are currently 9 stations in the neighborhood, and they are emptied twice a week.

4.) Does the Landscaping budget need to be increased? What put us over this year?

No. Since we were under budget on snow (due to the 2023-4 negotiated contract) we decided to do additional work.

Standard landscaping Costs	\$46,299.51
Tree Pruning & Removal	\$28,378.38
Prairie Burn Downpayment	\$2,901.25
	\$77,579.14

5.) Could the Neighborhood Event Fund be increased as more annual events have become "traditions" and have become more expensive as the neighborhood has grown?

This is definitely something we can review before the 2026 budget.

**6) Who is responsible for the sidewalk and trimming of trees/bushes by Big Dipper and Metro Mart? There is tons of trash, and out of control growth.**

Metro Market can also be reported to the city for not maintaining the property. Kroger owns them now. DSI has reached out to Metro Market to make them aware of the trash and the fence.

**7) Do you give people a warning before a fine for violations?**

Yes, we will always issue a warning before sending a fine.

**8) Is there a process to change a covenant you can outline?**

At the 25-year mark (2031) the docs could be amended. The amendment would need to be drafted by an attorney. Then a special meeting will be held. At that meeting, a quorum of lot owners would need to be present or vote via proxy at a meeting and then 51% would need to vote in favor of said change. If the amendment got the votes needed to pass, then it would need to be filed with the state and added to the documents. We would also need to notify and get approval from owner's mortgage companies.

**9) How many homes are there in Grandview Commons?**

There are 1013 single family homes  
1119 Multi Family Dwelling Units  
And Several Commercial Properties

**10) How would one petition change an existing ordinance on ADUs, fence height, backyard chickens, etc?**

It could start the process for an amendment change. But we would still need a quorum of owners to vote in favor.

**11) Are Carriage Lanes the same as Alleys?**

Yes.

**12) How do we get potholes in the carriage lanes repaired?**

Please contact the City Streets department.

<https://elam.cityofmadison.com/CitizenAccess/COMLicensesPermits.aspx>

**13) Can we have an electrician fix the outlets by the big tree on Mclean?**

Yes of course.



**J) Adjournment**

Note Time of Adjournment; 7:16PM