

Reston Heights Homeowners Association
Annual Board Meeting Agenda
February 7, 2015

Call to order 10:05 called to order

Approve minutes from last annual meeting – Tom Yunger approved, Susan Schwarm second. All approved.

Aldersperson Lauren Cnare

- Lauren is retiring from being an alderperson in 12 weeks.
- Running unopposed her name is Amanda Hall. Amanda holds a degree in law and runs a community garden in Fitchburg and is a forensics and debate club coach at Lafollett High School. She is interested in working with community groups.
- Lauren's e-mail address will stay the same for the newsletter.
- The city of Madison is in a quiet phase unless you live downtown. Many multi-family developments downtown. People are looking at condo lots to turn them into apartment buildings. Lauren feels that we have enough apartment buildings in our neighborhood so she does not feel we should add any more.
- Police can apply to be in different districts in the city. Our new neighborhood resource officer contact is officer Dzick. She is in charge of building relationships with the neighborhood. She has a newsletter that we should subscribe to.
- Majority of crime that we see in Madison the parties know each other. Know who your neighbors are, lock your doors.
- Expansion of Sprecher road is project number 39 in the budget. The budget looks at 5 years. Construction year is 2020. It will become 4 lanes. Project is delayed since there is not as much development as first anticipated.
- Cottage Grove road bridge is 2 lanes and the city is considering changing it to 4 lanes. City, County and DOT would all need to put money in. Construction year is 2019. Delayed since all parties do not have money at the same time. County is far more strapped for money than the city of Madison is.
- Cottage Grove road itself is 2016 construction. This is a county highway. Interstate to Sprecher.
- Sprecher to T is a city county construction. Plans to do better turn lanes and add curb and gutter. This is planned for next year development. Send letters to alderperson and the county rep.
- Milwaukee Street bridge at Stark Weather the city will make improvements to the intersection. A million of city and a million of federal funds will be used for this project. Construction in 2015.
- Milwaukee over the interstate is not in the 5 year plan.
- A request for a traffic light at Milwaukee at Sprecher was made. Installation will depend on traffic volume. Lauren will ask for a traffic study. Lauren thinks it has been two years since the last one is done. Lauren noted that installation of lights creates more accidents.
- Farm at corner of Sprecher and Cottage Grove was sold. Hovde owns it. It is zoned for multifamily housing.
- Pinney library is moving. Money is slated for design in 2015. New library outreach director. Her job is to talk to community about library wants/needs. Libraries will be tailored to their environment. There will be community hearings on what is needed. Construction starts in 2016. \$8 million is the budget.

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- Royster property (where library is going). The first building will be an apartment building designed for people with physical or mental disabilities. Most of the residents will be on social security or some other type of assistance. Construction of the apartment buildings will be followed by the library and a grocery store. Urban design commission did not like the building design presented. There are undergrounding utilities near the Royster property.
- Grandview Commons library has a line item in the budget, but it does not appear people are working for it.
- City is working to have more affordable housing. First facility will be 60 units and will be run by Heartland which has a large staff for assistance. Section 42 tax credits will be used to promote construction.
- Water rates are going up a lot. About \$60 a year increase per resident. New rates called conservation rates. Toilet rebate program is offered. \$100 rebate for a low flow toilet. The pipes built in 60s and 70s are breaking. Money is being raised for replacement of those pipes. Costs more to provide clean water (filtering, etc.) The city gave water utility a \$4 million loan that needs to be repaid. The water utility is looking at institutional user rates and feels an increase is needed for those rates.
- Go to cities "report a problem" website to report a problem (parking vehicles on grass, not mowing, not shoveling, etc.) Escalates from warnings to fines. If not paid, it would be part of title search. Would need to take to court if fines not paid.

ACC discussion and vote on membership preferences

- Chicken coop guidelines - We do not have a quorum at this meeting thus we cannot vote. Still temporary approval on the table. Vote delayed until next year. Will need to continue following city regulations on the coop. HOA guidelines are similar to dog kennels.

Financial report for 2014 - Five years of financials were presented. The treasurer explained the balance sheet and income statement. Prepaid expenses relate to the water bill switching from 6 month to monthly. No change to dues amount even though we have healthy equity and cash. Expenses less in 2014 since sod repairs were not needed. We would need \$30,000 to replace the entire water system. We are checking into landscape maintenance since we do not know who would replace (city or HOA) based on damage.

There was a motion to approve the financials by Anita Silvidy and Tony seconded all approved.

Discussion of 2015 budget - Snow removal on common sidewalks are the HOA responsibility. We will now incur additional expenses for snow removal of the common sidewalks. Covenants determine which areas the neighborhood is responsible for maintenance (mowing, snow removal).

Agenda item for next annual meeting will be a decision on if we would replace the sprinkler when it is no longer working or if we would not replace and then transition landscaping to drought tolerant plants.

Door Creek church proposed turning some of their property into prairie. Neighbors contacted the city and the city came in and said that they cannot let the grass grow as that is not considered a prairie. The

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people maintaining their property are volunteers. There are also trees that are dying and the church is not willing to replace. RHHOA would like to see their property cleaned up.

- Association dues (amounts and due dates). Keeping \$100 per property with \$25 discount by April 1. Discussion concerning apartments and if they pay more than \$100. Apartment dues will be \$100 like all other lots. Not proposing increasing their dues since it is a legal issue (how would we defend).

ACC asked how it would enforce the architectural guidelines and maintenance. There are fines detailed in our covenants, but we are not sure if we would go to small claims court to get the fines paid, or can we add it to the City assessment. There may be special summer meeting on fining structure. We will see if we can hire someone to resolve issues and the owner pays, if we can take them to small claims court.

- Landscape bids
- Additional Expenses to be incurred in 2015 for walkway snow removal

Nomination/Voting of 2015 Officers and ACC – George Gille volunteered to be a member of the ACC committee.

Nomination that the existing board stay in place. Susan Schwarm. Pam seconded and all approved.

Spring newsletter - We will talk about why the homeowners association is important to us (to enforce covenants). Be sure to include the e-mail address in the Spring newsletter

Motion to Adjourn - Susan Schwarm motioned. George Gille second.