

2026 RHHOA Meeting Minutes (Draft)

Saturday, February 21st, 2026

Attendees: Jane Duffstein, Julie Duffstein, Jesse Engelkins, Brian Kiel, Peter Medley, Heidi Johnson, Jim Dockter, Kris Dockter, Terry Warnke, George Gille, Susan, Gille, Greg Murray, Mary Reines, Kay Maier, Jim Maier, Hilary Stein, Joe Zweck, Chris Zweck, Shaun Abernethy, Hailey Hehn

Meeting called to order at 10:03 AM

- I. Introductions - Board did introductions and so did neighbors
- II. Nominate new board secretary - Jane (President) asked for nominations and Julie (Treasurer) nominated; Mary Reines seconded nomination for Hailey Hehn. No other nominations Voice vote consensus from attendees.
- III. Minutes for 2025 were approved
- IV. 2025 Activities - Report from Jane (Volunteer President)
 - o Celebrate the 25th anniversary of HOA
 - o We used DeMarte for mowing services and Greenline for snow removal
 - o Thanks to volunteers we did a lot of trimming and weeding on Sprecher
 - o Thanks to Mary for service on board and for saving lots of money for water that finally got turned off and working on others to pay less in bills to the city
 - o Thanks to Pam Wallenfang as webmaster - let us know if there are any issues on the website and we can let her know to update
- V. Review 2025 Budget and 2026 Proposed Budget - Report from Julie (Volunteer Treasurer)
 - o Full expenses shared with neighbors for transparency
 - o Growing healthily because we will need to fund larger projects in the future - fences, trimming, etc.
 - o Shared 2026 estimates - no change in dues
 - o \$225 single family (before May 1st \$200), duplex \$112.50 (before May 1st \$100) - dues notices will be sent out shortly
 - o Biggest fluctuation in the budget are weather based and website/emails (vary when those accounts need to be renewed)
 - o Legal fees were to try to collect dues from properties that haven't paid - the cost to take legal action is more than it's worth
 1. Implemented an 18% late fee for each calendar year that is late
 2. The question was asked if the association has a right to put a lien on the property?
 - a) Yes, it has been done but it costs so much money

- b) The title agency notifies the HOA (Julie, Treasurer) to ask if they have been paid, generally the lien would come up but sometimes they don't do that step and don't notify the HOA
 - 3. Very small amount of lots that are late
 - o 5 single home lots in our HOA that will be going up on Wyalusing
 - 1. Brian has had good communication with the landowner and with realtors and hoping to include the HOA in deed
 - 2. The city hadn't fully approved yet but sounds like it will
 - 3. ACC will be involved in making sure they meet the requirements of the HOA
 - 4. Each property will get a dues notice for 2025
 - o Condos going up on East Hill Pkwy - would only give us \$225 fee or \$200 early pay discount for one lot
 - 1. Might be zoned as 2 lots but one building results in us receiving dues for one
 - 2. Only 1 of the lots belongs to RHHOA
 - 3. Forward management owns a condo and have been good at paying too
- VI. Q and A from neighbors
- o Found ring - if of value we can put up signs or take to East District Police station

Is it possible to mow west side of Broad Creek and Annestown - hard to see when driving in summer

- o City considers it conservation so need to ask them - Jane will send an email
- o The HOA owns this but the city bills us because of the sewer

Meeting adjourned 10:38AM

Discussion with Alder Sean O'Brien

<https://www.cityofmadison.com/council/district16/blog>

- I. Stop light to be installed at the intersection of Milwaukee Street and Sprecher Road - end of July hopefully
- II. The plans do not include a reconstruct of Milwaukee nor changing the lane widths
- III. Bus lines on this side of town were brought up
 - A. Looking at improved bus lines and not enough bus drivers
- IV. Discussion on all streets that come out on Sprecher and the issues of turning
 - A. Sean can talk to traffic engineering or folks can email safestreets@cityofmadison.com
- V. Concerns about the new approved new subdivision and what those traffic patterns would look like coming down Sprecher

- A. Not in Sean's district but can talk to Alder Field
 - B. County Road TT is also county jurisdiction so this causes issues, too
 - C. Sean serves on the Transportation Commission and ensure they are looking at how new subdivisions and building result in traffic patterns - there is a group that does traffic studies
- VI. A project in the Starkweather Creek area was approved that would rebuild Milwaukee Street for turns and stoplights and to make it safe for bikes and pedestrians
- 1. Concern about speed limits and time it takes to get across town were discussed
- VII. Meadowlands, the large apartments at the end Milwaukee street dead-end, have seen a lower number of police calls and are at a stable point so now just being proactive
- VIII. Southeast area plan - far southeast 2029/2030
- A. South Stoughton road being evaluated for reconstruct
 - B. WISDOT/City taking feedback
- IX. Summit Bank being built near the Kilpatrick Street by Kwik Trip - no timeline
- A. No other commercial plans in the neighborhood
- X. There is no where close to pick up sand for the winter near our neighborhood, it was brought up that there used to be one on the other side of Sprecher and Sean can talk to Alder Fields
- XI. Ribbon cutting - Door creek park shelter is now open and has rentals for skis and skates
- A. Heated and cooled - can rent, kitchen, bathrooms
 - B. Restrooms are open year round, but park rangers close them at night (7PM-9PM)
 - C. There is a lack of places to rid of dog waste and it was recommended to reach out to parks departments
 - D. City takes away garbage cans because of inactivity of the parks and service of the staff - Sean will talk to Lisa
- XII. Madison doesn't have body cams and that decision is up to the chief
- A. Extremely expensive and budget constraints
- XIII. There was a deep dive in the city budget and hoping to include further details in blog
- XIV. Report a problem tool with the city of Madison
- A. <https://www.cityofmadison.com/reportaproblem/>