

## **Hawk's Landing Homeowners Association Annual Meeting Minutes January 11, 2010**

Present: 72 Lot owners from the neighborhood were represented.

6:40 pm Meeting called to order.

Rich introduced Dane County Supervisor Ronn Ferrell and Alderman Jed Sanborn. A discussion of Hwy M took place. The timetable for the reconstruction for Hwy M was presented. The only thing that is guaranteed to happen are the 2010 plans. There are plans for multiple years in the future. If anyone is interested in viewing what the plans are they are all available on the city of Madison website. When changes are made they are usually quickly updated on the website.

**Question.** Will there be road closures as this construction takes place on Hwy M and Mineral Point Road? How long would roads be closed?

Answers to these questions would need to be routed through the City of Madison Engineering office at 266-4751.

**Question:** Will Midtown by Hidden Hill be fixed.

Answer: Alderman Sanborn can check on it. If it is not finished then it should be done next spring. Rich will follow up with Alderman Sanborn with an e-mail to make sure this is going to happen.

**Question:** Is High Point Road going to go through to PD from Midtown Road soon?

Answer: Not until the farmer is ready to retire. When he stops farming there is an agreement to put High Point Road through to Raymond Road.

**Question:** There are roundabouts on the map on Valley View and M. Do not understand why they would use roundabouts?

There are plans for a roundabout on Valley View and M and on Pleasant View. There will be a jughandle on Hwy M & Mineral Point Road.

**Question:** About city snowplowing

Answer: Alderman Sanborn indicated the city of Madison uses less salt. Alderman Sanborn has asked for the scientific evidence that salt is harmful. The 1<sup>st</sup> big snowfall in December the city used less salt and the blade was not as far down in some areas because it was wrecking the streets. The last bigger snowfall it seems like the city did a better job clearing the streets. Alderman Sanborn has been asking the city to not always do the roads in the same order. Do some streets that were last first next time, etc. The first major snowfall in December the main roads were bad. All the equipment is used that the city owns when there is a snowfall and there are contractors that the city hires during a large snowfall. Verona does a great job with

their snow plowing and they use more salt. Would like more evidence that salt is harmful or the city should consider using more salt.

**Question:** We do not see a police presence out here in Hawks' Landing, why?

Answer : Alderman Sanborn has been seeing data about how much police are patrolling versus handling calls. Police seem to be only able to handle the calls and not do as much patrolling. And if they are patrolling they are doing that in neighborhoods where there are more problems.

**Question:** Is there an update on when the ambulance will be staffed on South Point Road?

Answer: That is budgeted to happen in 2010 and it will happen in 2010.

Discussion with Dane County Supervisor Ferrell and Alderman Sanborn was complete.

The current HLHA Board was introduced, and Mr. Williams went through the agenda as was indicated.

The BOD candidates were introduced.

The ARC candidates were introduced

Gail Schomish talked about the Events Committee. There were about 50 people at the Holiday party. 60 people attended the breakfast with Santa. Gail will co-chair any event. She wants people to help with the events and Gail is very willing to help with them.

Peter Sorce went through the budget and dues for 2010. The financials are put on the website monthly. When presenting the financials from 2009 he concentrated more on the Treasurers Summary. Then he moved on to the 2010 budget. There currently is \$100,000 that will go back into a CD at the bank. Had it sitting out for a short time because there was concern about the bank it was being held at. The bank is now in a better position. \$1700 plus in interest was made in 2009. There is also another \$1700 plus in the social account. There currently are \$112,000 plus in funds. The HLHA should target to have two plus years as a reserve. HLHA needs to stay as liquid as possible. The HLHA was \$2900 over budget in 2009.

If 2010 goes as projected there should be \$800 surplus at the end of the year. \$20,000 has been budgeted for legal in 2010.

**Question:** Will legal fees that we have spent be reimbursed?

Yes, we have a monetary judgment for \$48,500 plus 12% interest. We should have \$60,000 plus coming back to the HLHA.

Discussion of financials was complete

**Enforcement of Covenants.**

The board has been consistent in how they handle matters. The first thing that should happen is that neighbors should discuss with their neighbors if there is a problem. If it is not resolved then they can call or e-mail Rich or any other BOD member. If it is determined there is a violation the board will usually call and write to the homeowner about the violation. Most of the time people fix it. If that doesn't work then the BOD decides how to handle. The HLHA understands there has been criticism that the board moves too slow. However the board also wants to give neighbors the benefit that they will follow the covenants once it is brought to their attention. As a last ditch attempt the BOD will pursue litigation. The board really does not want to sue people. It is a last resort. Usually prior to suit the attorney usually sends a letter. In most cases after the board contacts a homeowner, people state they just didn't know: For example the use of parking a boat. The Board does not drive the neighborhood. They are not in a policing role. Basically matters are handled as people complain. Also, the covenants are there to protect each and everyone of us.

The litigation involving the light on Turnwood Circle. In 2009 the Association received an award. The homeowners have appealed it and have decided to take down the old light and put up a new one. The light however must stay off. The appeal should be heard this spring. Hopefully by May will have some update. If homeowner wins on appeal all that means that is that they are able to have her case reheard because the judge was inaccurate in their ruling. This case has taken a long time. The Board still believes the association had a good case and apologized that this has taken so long.

The other litigation involves a home on Eaglewood in which a homeowner is parking trailers and service vehicles on their driveway. The Association has won the case as the neighbor did not fight it. The Association has a court order that the trailers have to be moved. The next HLHA BOD will decide how to move forward on this matter.

We also have a lien on a house that has not paid their annual dues.

There are a few houses that are distressed because of foreclosures. The Association cannot mow the lawn if the lawn is not being mowed. The best the Association can do is filing a complaint with the city. The HLHA does not have control over the streets as well.

**Question:** About mailboxes?

Answer: There was a homeowner that wanted to change the rule regarding the uniform mailboxes. There is information on the website about how to replace your mailbox if it has been damaged by a snowplow.

**Question:** Not all mailboxes are in compliance?

Answer: The Association is not aware of any that are not

A thank you to Jim Neustadt for service on the HLHA Board for the last few years. Also, thank you to Joan Kolpien for doing the website.

**Question:** What is the speed limit in Hawk's Landing?

Answer: 25mph

Meeting adjourned