

Hawk's Landing Homeowners Association Annual Meeting Minutes

January 14, 2009

Meeting called to order at 6:35 pm.

Rich Williams introduced the current board and went through the agenda.

Officer Acker from the Madison Police Department who patrols our area was present. He had handouts with the neighborhood comparisons of crime rate between Hawk's Landing, Meadowood, Glacier Ridge and Westhaven. Looking at the statistics, Hawk's Landing is a very safe neighborhood. He went through the statistics and the graph of crime in our area and other areas.

Question from the floor. If there is something suspicious in our neighborhood should we contact the police? Yes, okay to call and still report suspicious behavior even if there is no evidence of an actual incident.

Officer Acker indicated there have been reports of 5 burglaries in our neighborhood. Mainly they have been individuals doing garage shopping. The best way to prevent that is to keep the garage door closed.

Officer Acker also indicated that another concern that was presented to the police was someone going door to door possibly posing as a salesman and then checking to see if someone was actually home. Again, if there is suspicious behavior call the police and report it. If you park your car outside, don't leave valuables in there. Even if it is just \$1.00.

The board thanked Officer Acker and his fellow officer for coming to the meeting.

Rich then turned the floor over to the board candidates and ARC. Everyone introduced themselves except for Gerry Roesing who was not present at the meeting.

Rich introduced Ronn Ferrell, Dane County Supervisor. Ferrell discussed the County M road issues. The city of Verona has taken the lead and they will be redoing the PD section. The section to the north of PD is 3 to 7 years out at the soonest. In 2013 there might be some money for M & Mineral Point Road. There will not be anything done in 2009. In 2010 there might be a jughandle intersection worked on at M & Mineral Point in which M would go over Mineral Point road.

Question from the floor regarding M & Valley View. There will not be anything done at this intersection until M is redone.

Question from the floor about South Point Road being in rough shape? Farrell pointed out that the city maintains it and when they put in the fire station they will probably do some repair on the road.

Question from the floor, what about Valley View and Loan Oak, there is a drop there? A resident tried to contact the city to get it fixed. He did not have any luck Ferrell suggested contacting Veridian as they were the developer of this area.

Budget and Financials were presented by Peter Sorce. He indicated that he would have the financials added to the website so people can stay afloat. Will do it in a pdf document and then midway through the month they can be on the website. HLHA's cash position is the money market, checking and social account. The money market is making 1.3% interest right now. The cash reserve in the money market went down 33% in 2008. Social has 1083.16 left in the account. Last year the HLHA took in \$56,702.26 but spent \$105,536.15. 83% of the budget was on legal, snow removal, landscaping maintenance. \$31,000 was budgeted for legal and \$59,000 was spent. In 2009 budget there is no rebate. Will have to keep money liquid because of legal expenses. Hope to make more interest in the money market this year. The CPA used by the association suggests that we maintain at least 3 times the operating budget in reserves. Hope to get back to the \$150,000 in reserve as the association anticipates normal expense to be around \$50,000 annually.

Question from the floor, what was \$59,000 in legal expense spent on? The litigation was explained.

Question why are there is still signs in the budget when they are not being put up? Waiting for the development of those areas to be completed and then will work on putting them in.

Question from the floor, why is landscaping so expensive when it is such a small area? There has been more snow removal in 2008 and it was discussed what areas are maintained. Bids are obtained every year with the exception of this last fall in which bids were not obtained as Olson Wills had agreed to keep their prices the same as 2007/2008 for snow removal. Will get bids again next spring and if there are landscapers that people would like us to get bids from, will do, they need to be bonded and have good references.

Mailbox issues were discussed. Some have been hit by snowplows. There is not much the association can do about that. The covenants indicate that we need to have conforming mailboxes. Will understand if people wait until spring to fix their mailboxes. If the city damages, they would only pay up to \$75.00 to replace/fix if they fall within their guidelines of installation. There were no questions about mailboxes.

Enforcement of covenants – If there is an alteration to a home. It needs to be approved by the ARC. All homeowners must submit their plans to the ARC before any exterior alterations take place.

Litigation – The association has taken a neighbor to court as the association believed it needed to enforce the covenants and a decision by the ARC. The status in the litigation is that the homeowner has asked the court for a new trial as the association won at trial in September. If it goes to the appellate court it will be more expensive. There are certain things you can't have. Some are subjective! The ARC decides. The

1st step is to go the ARC. If they deny and can't work it out then a homeowners can bring it to the HLHA BOD. In this case, there was a 17 ½ pole light put up. Ms. Cox spoke up and said her request was improperly denied and she point out that if she wins she could get her attorney fees of \$50,000 to \$75,000 more. She indicated that her request was denied in 18 days and the covenants say 15. Peter Sorce move to not have the matter debated at the annual meeting and the attendees agree.

Comment from the floor. Homeowner requested that people be reminded not to blow snow onto the street after a snowfall. It should be blown onto the snow piles.

Question from the floor? In the covenants it indicates that any lot should be built on within one year. Is there going to be any enforcement of that – It has been discussed and determined that if it had not been enforced originally, unlikely can enforce now.

Question from the floor regarding lot 289 on the corner of Sugar Maple and Hill Creek – This home is part of the association. Rich Williams gave a highlight of what is happening. This is different than the other homes in the association as it was an existing home and predates the homeowners association. Neighbor/homeowner present indicated she can get a copy of the document that states the home would be torn down. When she gets a copy of the document she will send to the BOD for review.

Bill Enright talked about traffic concerns and his work with the city for the last 2 ½ years. The Association originally asked for stop signs. The city started with traffic circles and eventually got stop signs after a long tim.

There were 73 votes tallied from the meeting.

Voting results were

ARC

Cox 6

Hinman 73

Pelton 70

Roesing 70

BOD

Farhat Iqbal 5

Shane Prichard 26

Neustadt 45

Sorce 53

Williams 73