November 2026 Board Meeting

1. Presidents Update (10 minutes)

A. 6 contacts

i. From realtors

Ii. Check in with people on ARB requests

Iii. Work with attorney

B. Working with MPM on 2027 Budget

2. Parks & ARB committee Update (10 minutes)

A. ARB

i. No new requests

B. Parks

i. Next week Tom is working to repair cedar fences; he is wondering how much is left to use – Shane says enough to use for this in Parks Budget

ii. Brush clean up: Meeting with Affordable Tree Service for a walkthrough

iii. We will talk about culvert repair going forward

iv. Follow up on large item pick up – we have talked about this at annual meeting, on Facebook, in newsletter, at Board meetings, with MPM, and now, we have the signs to put up - MPM has posts for this

3. Treasurer's Update (20 minutes)

A. Review expenses to date through September 30

a) Total cost calculations

b) We will have some additional legal expenses, so we upped the budget for this for next year

c) Some invoices will be coming in from Parks in 4th quarter.

d) Stormwater and Urban Forestry Tax will come in under budget; there was an inflationary calculation last year that did not result. MPM checked rates for 2027 and we are able to reduce the budget allocation.

B. Review and Vote to Adopt the 2027 budget

a) Continuing to up Parks budget

b) Private court repair for culvert

c) Accounting practice looking to achieve approximately zero net income

d) We are not adding any new line items; the only capital repair budgeted for is the culvert repair

e) Some structural changes of line items do occasionally occur. Goal is to align with MPM's ledger codes for better communication, while also maintaining historical format and readability.

f) Tonight, we are adopting the budget; then, it will be posted on website for residents to look

i) LeAnn makes the motion; Shane seconds it; no discussion; all aye's, motion will unanimously carry

4. Other topics?

A. No other topics by Board; Board business closes

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5. Member Presentations (20 minutes)
   A. Large Item Trash Pick Ups to Chronic Nuisance Trash complaints
      a. Board mentions that we do have signs that will be put up for this
      b. Suggestion: Resident is asking to get hangars to put on door handles if Association can reimburse, and if we can get people to help do this
   B. Clarifying questions for the 2026 assessment per bedroom for multi-family unit and single-family home factors
      a. We are doing an audit to ensure that the factors are applied accurately
         i. We have to look at any discrepancies between the City Assessor sites and when people have updated their homes and added bedrooms, for example
         ii. City of Madison zoning changes and how they may have impacted the type of lot (Section 9.02)
         iii. Noted that there are not clear definitions of multi-family units and single-family lots in the Declaration
   C. Clarifying questions for the 2027 assessments and dues
      a. Questions re: 2027 dues
         i. When will we know what the 2027 dues are (including per bedroom)?
         ii. Now that the budget is adopted, the factors will be calculated for 2027 assessment for these to be sent out
         iii. Will we know in the invoices how the bill is computed today? Could the Board communicate how those factors are figured out? This could help with clarity and transparency.
      b. Suggestion: Make sure that the factors used are communicated to residents in the invoices to get residents to help check for fair and accurate assessing
         i. Can communication be sent out in Spanish as well?
      c. Suggestion: To discuss with Attorney, the wisdom of AND – you find the problem, solve it, and move forward
         i. According to realtor, there are different definitions of bedrooms – what the assessor says, what the realtor says - discuss with realtors as well, not just Attorney
      d. Timeline is to have this updated for 2028 invoices
         i. Working with City Assessors office to look at how the lot was originally zoned as well as with Attorney
         ii. Suggestion: In invoices, could the Association provide clarity so that people feel treated fairly and transparently with the factors used to calculate the dues?

Meeting Adjourned 7:15 pm