

[April 23, 2025]

Meeting Notes

Attending

Board: Alana Wagner, LeAnn Krieg, Enzo Ciarletta, Julie Haas, Shane Berken, Tom Gregorich as ARB Chair, Sarah Marcell as ARB Committee Member

Residents: 25

Two Police Officers

All financial documents and policies are listed on the [website](#).

Annual Meeting Minutes

1. Welcome – Board and ARB Members Introduce Themselves
2. Police Report – Officer Lisko, Neighborhood Patrol Officer, and Officer Perel, Patrol Officer

Officer Lisko discusses police structure and support in the neighborhood, crime & safety statistics (very low!), the trails and parks in the neighborhood, which are considered private property because they are owned by the Association.

Madison CARES unit is the mental health response of the city. His slideshow will be communicated out with residents. The website is madisonpolice.com.

Q&A:

- i. Police on horseback on Cimarron – incident where they were looking someone from an AFH was asked about
 - ii. Traffic and speed enforcement – how is this handled? We can report specific incidents and patterns to MPD.
 - iii. Recognition of quick response on school bus stops and crosswalks by MPD.
 - iv. Question regarding the new Marty Rd. development – how is MPD working with the City around traffic patterns with this? Not sure of all the phases of this, going to be a long-term project.
3. Treasurer's Update – President walks through the 2024 Actual Budget and updated/projected 2025 Budget. The budget going forward will now include a 2.5% inflation increase. There is a \$15,000 allocation for private court repairs and a \$3,000 budget for park repairs. Enzo also discussed the need to increase private court fees and the importance of maintaining the neighborhood's assets. The meeting also touched on the topic of legal fees, which have been a significant expense for the neighborhood in the past year. Enzo encouraged attendees to review the budget and provide feedback.

- a. Budget question regarding how the 2025 budget accounts for the property management company. We will come back to this at agenda topic 7.
- 4. Financial Analysis – President also talks through financial analysis historically by category, with notes on larger capital improvements. Graphs of deposits vs. expenses, total cash reserves, etc. along with general notes voted on for policy.
 - a. Resident question regarding trails and how this is included within the parcel inventory. Would this be included within the square footage for the private courts?
 - b. Resident question about the budget for tree removal. Where in the budget do we allocate for tree building? This is included within the parks’ maintenance budget.
- 5. Committee Updates
 - a. Tom Gregorich provides an update on the Architectural Review Board (ARB) activities. The ARB approved five requests last year, including a shed, a 3-season porch, two decks, and a fence. This year, they have received two requests so far. The committee aims to be responsive, with a 10-day turnaround time for requests. Tom clarifies that the same policies apply to all property types in the neighborhood, including single-family homes, rental units, and condos.
 - b. Parks Committee – The committee’s purpose is to inform the Board on recommendations or actions needed for the parks. There is a form linked on the website to join the Parks Committee.
 - i. Resident asks if we know who is on the Parks Committee, requests if the list of committee members can be updated on the website.
- 6. Bylaws Update – President reviews the updates made to the bylaws to clarify and address previous member concerns and feedback.
 - a. A secondary issue is brought up regarding clear cutting in parks.
 - i. A resident brings up that the trail behind this area has a lot of garbage that needs to be cleaned up.
 - ii. The Parks committee will plan a walk through and could do a Spring clean-up. This could also allow for an opportunity for residents and the parks committee to view the trails.
 - iii. President reviews the liability waiver that is necessary for any resident volunteer to be able to work in the parks.
- 7. Property Management Company
 - a. President gives a historical overview of when in the past the Board has looked at bringing in a management company.
 - b. Current accountant is leaving the role (thank you, Ryan, for all your work!), and as a result, the Board again looked at a property management company. Many companies would not even consider working with us, but we found two who would. We took in bids, worked with our attorney to vet the contract, and decided to move forward. The overview covers what MPM will do for the

Association. This year would be a trial and transition year. The accountant will work with them to make this transition, and we signed a one-year contract so that we can see how this works. Transition will begin May 1, 2025.

- i. Resident asks how or why the residents weren't polled for this? Board's response is that this is necessary given that we are losing the accountant.
- ii. Resident asks clarifying question about vendor contracts. They are point of contact, but the Board will still sign contracts.
- iii. Resident asks if MPM has rental properties within the Association, does this put forth a conflict of interest? The Board responds that again, Board will make decisions; MPM handles the communication with the vendors.
- iv. Resident asks a question about how the negotiation will look after this one year, and if there will be price increases as a result. This is all part of the transition process and re-negotiation process. If we did not go with them, how would we de-transition? The Board will look to address the 'what if this were to occur' questions going forward.

8. Board Elections

- a. Each candidate can deliver a statement. Tom Gregorich, John Sears, and Alana Wagner delivered their statements and answered questions from the audience.
 - i. The main questions came from residents regarding cleaning up parks and trails and how they can be maintained.

Section 2.08 Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her Residential Unit, or upon receipt of notice by the Secretary of the death or judicially declared incompetence of a member, or of written revocation, or upon the expiration of eleven (11) months from the date of the proxy

- b. Proxy votes: 339 proxy votes were filed with the Secretary before the Annual Meeting and 2 at the start of the meeting for a total of 341 proxy votes. Proxy voters may tell the person they give their vote to how to vote, or they may say that the voter may use their vote however they see fit.
- c. Election process: Both residents and property owners were in attendance and voted at the meeting. Some members have 1 vote for their primary residence, and some have more than one (if they own property in the association); some members had proxy votes to include with their total, and others who did not. There were 40 in person votes, so the total of in person and proxy votes was 381 votes.
 - i. Because the current Board Secretary was a candidate up for election, the interim Secretary stepped in to tally the votes. Each ballot was checked in accordance with the proxy votes. Interim Secretary tallied while residents asked Board Q&A.
 - ii. Vote totals

1. Alana Wagner: 16 in person, 148 proxy = 164
 2. John Sears: 9 in person, 43 proxy = 52
 3. Tom Gregorich: 15 in person, 150 proxy = 165.
- iii. Election results were announced at the meeting after the Q&A took place.

9. Q&A

- a. One question regarding honorariums. Next year, in 2026, the accounting payment will go away, but this will be diverted to the payment for the property management company, which will now be handling the accounting. The website honorarium will also go away because MPM will handle this.
- b. Question from the Zoom meeting regarding the big slide park. They wondered if the pictures on the document the President shared were from this park.
- c. One resident asks about the tax parcel situation reported to the tax assessor's office by another resident. The Board/accountant has inquired about this, and it seems that the parcels won't be worth much in value, but once we get communication from the city assessor's office, we will communicate that.
- d. Question to the MPD officer about the hours the West Police Station are open.