

Madison's Grant Homeowners Association
Annual Membership Meeting Minutes
August 5, 2022

1. Meeting called to order at approximately 6:40PM. 37 residents had signed in.

2. Board members in attendance, Roger Redwood – President, Matt Toth – Vice President, John Schramm – Board Member

Ben Maas – Secretary/Treasurer (absent due to prior engagement)

3. Approval of the minutes from the July 7, 2022, Board Meeting. Hard copy of the minutes were not available for review and the residents were told to email the board gmail account for access to the July board meeting minutes which are posted on the Madison grant hoa webpage. Roger Redwood gave a brief synopsis of what was discussed at the July board member meeting.

4. Financial Report - Roger Redwood (fill-in for Ben Maas) went over the financials from the notes Ben Maas had provided. There were very few questions about the financials and Roger Redwood did acknowledge the high balance but the residents acknowledged the high balance knowing that it keeps the HOA in a position to handle any large unforeseen expenses without having to reach out to the residents to cover costs. Questions came up about the pond from former board members and it was tabled for the grounds report.

5. Grounds Report – (1) Flooding of the Traffic Circle. John Schramm discussed the flooding and what the board was trying to do to remedy the situation. John went over who has responsibility of maintaining the pond and explained how difficult it has been to find a vendor in the area and to get them to dedicate some time and resources to the flooding problem. A small discussion of potential costs and residents seem to expect a high cost for this fix based on their previous knowledge of similar situations. One resident asked if we planned to have the pond dredged. John explained that the level of the water does not warrant a dredging at this time based on feedback from a vendor. Same resident suggested we use the HOA money to proactively dredge the pond since we seem to have plenty of funds available at this time.

(2) Tree replacement along Swigert. John went over HOA plans to replace the 5 or so dead trees along Swigert. It was stressed to the residents that the trees actually belong to the homeowners and it was ultimately their responsibility to maintain but the HOA board agreed that in the interest of maintaining a beautiful community we would use the landscape company to replace the trees which is in the works.

6. Proposed ballot issues, explanations, discussion, and vote – Matt Toth

- Ballot issue 1: vote to lower CCR amendment threshold

A small discussion on the fact that the proposed amendment would allow about 50 residents to make a change to the CCRs but overall most residents seemed to be in favor of issue 1.

- Ballot issue 2: vote on permanent basketball hoops

Almost no discussion on issue 2.

Note: A few residents wanted an update on sheds. Roger Redwood explained that the HOA board are aware of the sheds in the neighborhood and that those residents claim to have prior approval from the builder and that they have agreed to remove the shed in the event they move or sell the home.

7. Architectural Control Committee – appointed by the Board. Roger Redwood explained the role of the ACC and the need for one. Roger also explained that we had one volunteer through email, Mark Boyer - 3272 Witherspoon, but he did not make the meeting. John Webb - 3285 Federalist, also volunteered to be on the ACC. There was a third volunteer but I failed to get her name.

8. Open discussion.

- HOA fee reduction. All the residents voted to lower the HOA fees to \$300. It was explained that if needed the HOA board could raise the fees 10% with resident approval.
- One resident asked what the HOA board does about complaints sent to the board. Roger Redwood tried to explain the role of the HOA board and that if the residents work with each other the board doesn't have much to do in the area of enforcement. Roger explained that in many cases if a resident is breaking a CCR rule we will attempt to speak with the resident either in person or email without any kind of official violation notification. In many cases the resident is not aware they are breaking the rule and they take care of it. Roger also brought up some recent complaints such as the prohibition of parking commercial vehicles on the street and many were not aware of that rule. Roger also brought up the children riding motorized bikes on the street and it was suggested that they call the police and file a complaint.

9. Nominations and election to replace outgoing Board member Matt Toth (3-year term), Roger Redwood (resignation) and appointed Board member John Schramm (3-year term) –

Nominations were taken to replace the 3 vacant board positions and the residents in attendance voted in the affirmative for the following individuals that volunteered.

President: Dan Bogan - 4523 James Madison - 3 year term

Vice President: Azia Troutman-Logan - 3337 Witherspoon - 2 year term

Board: Kelli Stull - 4520 James Madison - 1 year term

10. Meeting closed at approximately 730:PM