

**Reston Heights Homeowners Association
Annual Board Meeting Agenda
February 6, 2016**

Meeting called to order 10:05 a.m.

Aldersperson Amanda Hall

- Amanda is an assistant coach of Forensics at LaFayette.
- Amanda spoke about meeting on Thursday evening prior to this meeting which addressed crime in the neighborhoods.
 - Invasions in neighborhoods were a great concern of people in attendance. People were looking for drugs when they invaded a home on Ratana. Parents were shot in shoulder and the kids were in the house. The people got the wrong house.
 - We need to know our neighbors better and watch our neighbors.
 - Dog walkers are great because they see the neighborhood every day so they notice changes or when things are “out of place.”
 - Car break-ins are an issue, so cautioned folks that should be protecting/preventing these incidents.
- Next Door.com has information about neighborhoods, but don't believe everything on the site. This is a private website. Amanda will not be on this website since Amanda is subject to open records law.
- Amanda encouraged people to user her blog if they want to find out what is happening in the city. District3@cityofmadison.com is Amanda's blog site.
- One of the residents of Reston Heights requested tree trimming on easements. Amanda stated she would look into it.
 - Amanda provided the east side parks person's name: Craig Klinke CKlinke@cityofmadison.com can be called to take care of trees.

Approval minutes from 2015 annual meeting

Greg Murray approved the minutes. Lauren Miller second.

ACC discussion and vote on membership preferences

- Discussion on Madison ordinance for pets. There is a two pet restriction in the Reston Heights covenants.
- Discussion regarding legal opinion on issues. We have had a lot of violations. No clear authority of ACC to enforce ordinances. The

Reston Heights Homeowners Association has retained a lawyer that has provided two letters that ACC will be sending out to rectify violations. When trying to enforce covenants, the confrontation has escalated, thus the need for lawyer.

- ACC has approval authority for anything on the exterior of house.
- Pavers are not part of the landscape in the covenant. How many trees and lamp posts are mandatory under the current covenants.
- One of our neighbors believes that the covenants expire after 30 years. We will have our lawyer look for that.
- If residents want covenants changes, they need a 2/3 vote of the entire neighborhood.
 - A suggestion was made to call a special meeting to change the covenants.
 - Residents suggested that a change in covenants would require a to 2/3 majority at a meeting, instead of a 2/3 vote of the entire neighborhood.
 - The board suggested a special mailer and special meeting to change covenants.
 - A resident requested changes to landscaping covenants (spruce, lamp posts, etc.)
- Ryan Jensen and volunteered to be on committee to review, clarify and possibly call the special meeting to discuss the covenants.
 - **The ACC Covenants review committee is:**
 - Ryan Jensen – Chairman
 - Kari Krueger
 - Greg Murray
 - Gloria Ward

Calling Tree for Emergencies and Neighborhood Watch

- “Send word now” is a program that is used in hospitals.
- John Rolfsmeyer and Kari Krueger will look into what can be used by the neighborhood association.
- Kari Krueger indicated that federal grants are running out.
- **We are still looking for a committee to coordinate this effort**
- The board would collect numbers as part of 2017 dues collection, if neighbors are interested

Chickens and Chicken Coops

- Greg Murray motioned for one person to keep the 4 chickens she has (grandfathered). Anita Silvidi seconded. Unanimous (19 votes) none opposed. Motion passed.
- Gloria Ward motioned to revoke ACC approval (no longer allow) for external chicken coops. Jim Mayer seconded. 18 approvals and 1 opposed. Motion passed

Financial report for 2015

- Added directors and officer's insurance policy in 2015 thus insurance costs have increased.
- We have had issue with Mad City's lawn maintenance. Expenses have gone down, but issues with service. There were no weed treatments this past year. Mad City is also doing snow removal and that is not going well either.
- Maintenance and repair expenses were related to sprinkler system. There were two sets of pipes laid for the sprinkler system. The Bruce Company had trouble figuring out there the signals were going because of the two sprinklers. Sprinkler system is about 15 years old. Northern section beyond Broad Creek was fixed/replaced this year.
- Expenses for new lawyer to review covenants and create 2 letters for ACC.
- Utility bills have increased and MGE bills have increased significantly because they increased the fixed portion of their bill. We have very low usage, but cannot go to solar only since electric is needed for sprinkler.

Budget for 2016

- Karen Kucharz advised that the homeowners association should have 3 times annual expenses in reserve.
- The landscaping is 15 years old and there are dead plants which need to be removed and there are sections of the landscaping fabric that is ripped and areas where stones are no longer filling in the landscape areas. A committee was formed to work with a contractor (the committee will send out requests for proposal) to determine a 3-5 year plan to refurbish the landscaping along Sprecher and Broad Creek

- **The Landscaping Committee is:**
Jeff Hillenbrand
Kyle Schwarm
Tony Polara
- Association dues remain the same as 2015
- Jeff Hillenbrand will help Julie Weston and will be sending out requests for proposals for a new lawn and snow removal firm.
- Director insurance will again be part of the 2016 budget
- Attorney was approved for 2016. Kyle Schwarm motioned. Ryan Jensen seconded the motion. All approved.

Nomination/Voting of 2016 Officers and ACC

- Julie Weston President - Gloria Ward nominated and Tony Polara seconded
 - Gloria Ward for Vice President - Susan Gille nominated and George Gille seconded
 - Karen Kucharz Treasurer - Susan Gille nominated and Gloria Ward seconded
 - Susan Gille Secretary – Gloria Ward nominated and Karen Kuchartz seconded
- All were approved.
- ACC - Dave Krueger would like to step down as the leader. George Gille was nominated to be lead of ACC. Gloria Ward nominated Julie Weston seconded the motion. Terry Warnke volunteered to be on ACC. Gloria ward nominated and George Gille seconded the motion. All members of the ACC were approved

Motion to Adjourn - Gloria Ward motioned and Susan Gille seconded.