

Crescent Crossing Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 4, 2022 at 6:00 pm

Location: Online Teams Meeting

Meeting Called by: Crescent Crossing HOA

Type of Meeting: Annual Association Meeting

Note Taker & Time Keeper: Serena Pretti

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

- a. Proof of attendance reached via Teams Attendance Download
- b. Introduction of Shandar and Serena with DSI Real Estate Group

B) Reading of Minutes of the last Meeting

- a. None - this is the first meeting for the Crescent Crossing Neighborhood

C) Consideration of Communications

- a. **Shandar presented the original letter that was mailed to all homeowners**
 - Letter was mailed out on January 24, 2022
 - Letter, Agenda and Paperless Communication Release also sent via email.

D) Resignations & Elections

- a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 24% complete. More information regarding elections will be presented as the neighborhood is closer to completion.

E) Reports of Officers & Employees

- a. The Association has a total of 117 assessment units. Currently 3 of them have yet to pay. Late fees are assessed in March, and after late letters go out, if no payment is received by May we will move forward with the lien filing process. Once a lien is filed, the homeowner is unable to sell or refinance without first paying the dues and satisfying the lien.
- b. Veridian Homes pays the dues on all vacant lots; so all 117 units are paying in each year.

F) Reports of Committees

- a. ACC Update: The ACC web page is a great starting point when you are considering an exterior or structural change project on your lot. The web page offers fillable PDF applications, as well as the Covenants (CCR's) and other project information <https://www.dsirealestate.com/condo-hoa/acc/>

- b. The ACC can be contacted at : acc@dsirealestate.com
- c. **Fence style to be updated due to limited availability; an email will be sent out to all owners once the style change has been finalized, the website documents will also be updated to reflect this change.

G) Unfinished Business

None; as this is the first annual meeting. In upcoming years, this is where we will review topics discussed at the previous years meeting, and resolutions to any outstanding issues.

H) Original Resolutions & New Business

Q: Are there any updates on the fence style, due to the limited availability and delayed production of the current style?

A: The new approved fence style will be the 4' Stratford – White.

Q: Can the walking path on the north end of the neighborhood, that connects Crescent Crossing the William Ryan neighborhood be cleared?

A: Yes – Shandar reaching out to the vendor to have them clear this area.

Q: When will the dog park be completed?

A: Shandar to meet with the Veridian Land Team soon; she will ask about a completion date then. At this time we are not sure.

Q: There are do no enter signs on both entrances of the dog park, can this be remedied?

A: Shandar reaching out to Veridian.

Q: Would a community pool be possible?

A: Unfortunately, no. There is not space for a pool in the plat area, additional the cost and liability would be too high. The Seminole Pool is near by though:

<https://seminolepool.org/>

Q: Would a crosswalk be possible from the neighborhood across Seminole?

A: We recommend reaching out to your neighborhood Alder Person; Crescent Crossing is part of District 4.

I) Adjournment

- a. Note Time of Adjournment; 6:23pm

If you are interested in Paperless Communication; please reach out to Serena:

spretti@dsirealestate.com, she will send you the form to complete and return, to get enrolled.

DSI values your feedback! A 5-question survey was sent out via Survey Monkey after the meeting, we would love to hear how we are doing and how we can improve!

<https://www.surveymonkey.com/r/NG8TRLJ>