

Meadow Crossing Homeowners Association

2022 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 17, 2022 at 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Meadow 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. 2021 Minutes were posted on the DSI website: www.dsirealestate.com, owners were asked to read them prior to the meeting. Minutes were approved.

C) Consideration of Communications

- a. Shandar presented the original letter that was mailed to all homeowners
 - Letter was mailed out on February 7th, 2022
 - Letter, Agenda, Financials and Paperless Communication also sent via email.

D) Resignations & Elections

- a. None at this time. These will take place after the neighborhood has been conveyed to the homeowners – this occurs once the neighborhood is 100% complete.
- b. The neighborhood is approximately 93% sold at this time.

E) Reports of Officers & Employees

- a. Late fees for HOA dues will be applied on March 15th, along with a reminder letter. If dues have still not been satisfied by May, we will begin the lien filing process.

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

Q: Can there be a notification process for neighbors when a project, like a fence is going to be installed, since it has to be placed on the lot lien?

A: We can review our process and see what we can do, but typically, it is up to neighbors to have a conversation with each other and notify one another of what is going on.

Q: What happens if our neighborhoods have a different fence style?

A: You will still be required to connect to their existing fence, and will have one line of fencing that is different from the others.

G) Unfinished Business

Pet Waste – please clean up after your pet.

CBU Snow Removal – better this year, but the CBU on Hawthorn still gets plowed in, because it is located on a dead end and gets plowed in by the City.

Hawthorn neighborhood sign – working on additional maintenance and upkeep

Tree Removal and pruning on Grove St. – lots of clean up and removal done last year; we will be adding in some trees/plantings this year.

Swing Addition in the park – a survey was sent out via Survey Monkey last year. 76 homes votes. 30 – yes and 46 – no. At this time the swings will not be going into the park.

H) Original Resolutions & New Business

Q: When can conveyance take place?

A: Once all homes are complete, including the model home, and all out lots that need to be turned over to the City are accepted by the City.

Q: How can we change the covenants?

A: The covenants cannot be amended for 25 years since the inception of the neighborhood. Changes will require 51% approval from homeowners, lenders etc. They will then need to be legally change by an attorney and recorded.

I) Adjournment

a. Note Time of Adjournment; 7:41 pm

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>