

# **Crescent Crossing Homeowners Association**

## **2023 Annual Meeting Minutes**

**Facilitator:** Shandar Hoagland, DSI Real Estate Group

**Meeting Date:** February 6<sup>th</sup>, 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. 2022 Minutes were posted on the DSI website:  
<https://www.dsirealestate.com/hoa/crescent-crossing/documents/>, 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 January 25<sup>th</sup>, 2023
  - Email Reminder sent out one-week prior to the meeting.
  - Letter, Agenda, Slides and Paperless Communication Release also sent via email the morning of the meeting.

#### **D) Resignations & Elections**

- a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 54% 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 9 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](mailto:acc@dsirealestate.com)

## **G) Unfinished Business**

Dog Park Development: Veridian is working with the City of Fitchburg on completion of the Dog Park. It should be completed and ready for use this spring. The HOA will be responsible for maintenance of the Dog Park until December 31, 2027. We will contract with Scoops Pet Waste to keep the dog park area clean.

Please clean up after your pets, both in your yard and when on a walk. Once the Dog Park is complete, we will install a couple pet waste stations in the park area.

## **H) Original Resolutions & New Business**

Q: Is it possible to get a list of HOA contracted vendors for our neighborhood?

A: Snow Removal & Landscaping: Jenneke Lawn & Snow

**\*Please do not contact vendors directly, if there are issues, please reach out to us at [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com) and we will discuss with the vendor.**

Q: Any updates on the park on Minong?

A: We meet with the Veridian Land Department quarterly, and will ask for updates!

Q: Who is responsible for shoveling vacant lots and sidewalks?

A: The Developer, Veridian Homes.

Q: Vehicle parking/blocking the alleys.

A: Please keep the alley ways clear at all times. If there are commercial vehicles blocking the alley, please let us know so we can reach out to the Developer. We can discuss the addition of signage for the alleys to hopefully help keep them clear.

Q: Can lights be installed by the mailboxes?

A: We will look into the addition of solar lights to the mailbox area.

Q: Does Veridian have an estimated completion date for the neighborhood?

A: Not at this time, it is all dependent on sales.

## **Adjournment**

- a. Note Time of Adjournment; 6:27pm

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

[spretti@dsirealestate.com](mailto: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!