

Meadow Crossing Homeowners Association

2023 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group

Meeting Date: February 16, 2023 at 6:30 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. 2022 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 3rd, 2023
 - Letter, Agenda, Budget, Financials and Paperless Communication also sent via email the morning of the meeting.

D) Resignations & Elections

- a. Volunteers were taken for the Board and ACC.
- b. Board/ACC spots have all been filled. Members are working on the next steps towards conveyance.

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 line?

A: It is up to neighbors to have a conversation with each other and notify one another of what is going on/when projects will be taking place.

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, and a path is created through the homeowners lots, vs. clearing the paved path near the CBU area.

H) Original Resolutions & New Business

Q: What is a CBU?

A: The Cluster Mailbox Units.

Q: Where are seasonal lights/décor put up?

A: Garland, lights, etc. are put up on the neighborhood signs, lights and bows are added to the gazebo in the park as well.

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.

Q: Since the expense last year were higher than income, how is the shortfall made up?

A: With previous surplus funds or by adjusting the budget in the upcoming year. At this time a special assessment is not needed.

Q: Do we pay by inch vs. by clearing for snow removal?

A: The snow removal costs are different depending on the size of the snow fall; 1-3 inches is one price, 3.1-6 is the next price level and so on. Each time the vendor comes out to clear/salt, the HOA is charged.

Q: How often are the entry signs expected to be maintained? The Meadow Crossing II sign does not seem to be maintained.

A: The sign areas are weeded/maintained once a month. These areas also receive Fall/Spring Cleanup. Moving forward we will request more maintenance trips and additional weed spraying to alleviate the issues.

Q: Can the Meadow Crossing II sign be removed or can the planting be updated?

A: Removal would be very costly. We can definitely change up the plantings within the sign bed area. We can add that to the landscaping agenda for the year!

l) Adjournment

a. Note Time of Adjournment; 7:29 pm

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

hoa@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!