

# **Crescent Crossing Homeowners Association**

## **2025 Annual Meeting Minutes**

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

**Meeting Date:** February 13<sup>th</sup> 2025, 6:30 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) Proof of Notice of Meeting**

- a. Shandar presented the original letter that was mailed to all homeowners
  - Letter was mailed out on February 3<sup>rd</sup>, 2025
  - Email Reminder sent out one-week prior to the meeting.
  - Agenda, Financials, Slides and Snow Removal Map were sent via email the morning of the meeting.

#### **C) Reading of Minutes of the last Meeting**

- a. 2023 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.

#### **D) Officers Reports**

- a. The Association has a total of 117 assessment units. Currently 17 have yet to pay. Late fees are assessed on March 1<sup>st</sup>, 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.

#### **E) Committees Report**

- 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)

#### **F) Elections**

- a. We began taking volunteers to be on the Board of Directors and ACC. If you are interested in joining, please email [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com), so we can sent you more information.
- b. Conveyance next steps:
  - I. We will reach out to all volunteers directly; and provide information on positions within the Boards.
  - II. Find a management firm to assist in the management of the neighborhood.
  - III. Create an HOA Board email address – provide to [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com)
  - IV. Create an ACC Board email address – provide to [hoa@dsirealestate.com](mailto:hoa@dsirealestate.com)  
This is where ACC applications will be submitted, once conveyance is complete.

**G) Unfinished Business**

- a. 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.
- b. Snow Removal Responsibilities  
A neighborhood snow removal map is posted to the Crescent Crossing Page on the DSI site.

**H) Adoption and Approval of Annual Budget**

- a. Budget was approved and distributed to all owners in December



Crescent Crossing Homeowner's Association  
2025 Common Area Maintenance Budget

<b>Snow Removal</b>	
Shovelings/salting	
OL 7	\$1,250
OL 11	\$1,000
<b>Plowing/Salting</b>	
OL 1	\$4,000
OL 8	\$3,500
OL 9	\$1,250
OL 10	\$4,000
<b>Total</b>	<b>\$15,000</b>
<b>Mowing</b>	
OL 6	\$3,000
OL 15	\$3,000
OL 13	\$5,000
Entry Median	\$1,500
<b>Total</b>	<b>\$12,500</b>
<b>Landscape Maintenance</b>	
Bark and Hand Weeding	\$2,000
Weed Control/Fertilizer turf	\$1,750
Weed Control/Fertilizer beds	\$2,000
Fall Clean up	\$500
Spring Clean up	\$500
Tree/Shrub Pruning	\$500
<b>Total</b>	<b>\$7,250</b>
<b>Maintenance</b>	<b>\$750</b>
<b>Stom Water Annual Inspection</b>	<b>\$500</b>
<b>Dog Park Cleanup</b>	<b>\$2,000</b>
<b>Insurance</b>	<b>\$1,800</b>
<b>Reserve Fee</b>	<b>\$8,400</b>
<b>Management Fee</b>	<b>\$6,000</b>
<b>ACC Administration Fee</b>	<b>\$3,600</b>
<b>Misc</b>	
Annual Report Filing	\$50
Postage	\$75
Printing and Reproductions	\$200
Tax Preparation	\$375
Real Estate Taxes	\$1,600
Bank Service Charges	\$200
<b>Total</b>	<b>\$2,500</b>
<b>Legal Fees</b>	<b>\$500</b>
<b>Grand Total</b>	<b>\$60,800</b>
Divided by Total Units	117
<b>Annual Cost per Home**</b>	<b>\$519.66</b>

\*\*Association dues will increase as additional infrastructure is completed and common area maintenance requirements increase.

## 2024 Financial Report

	Budget	Year to Date Expenses	Difference
<b>Snow removal</b>			
Total	\$15,000.00	\$8,050.00	\$6,950.00
<b>Mowing</b>			
Total	\$12,500.00	\$9,000.00	\$3,500.00
<b>Landscape Maintenance</b>			
Total	\$7,250.00	\$3,600.00	\$3,650.00
<b>Storm Water Annual Inspection</b>	\$500.00	\$0.00	\$500.00
<b>Maintenance</b>	\$750.00	\$192.50	\$557.50
<b>Dog Park Cleanup</b>	\$2,000.00	\$1,738.80	\$261.20
<b>Insurance</b>	\$1,800.00	\$1,589.00	\$211.00
<b>Reserve Fee</b>	\$8,400.00	\$8,400.00	\$0.00
<b>Management Fee</b>	\$6,000.00	\$6,000.00	\$0.00
<b>ACC Administration Fee</b>	\$3,600.00	\$3,600.00	\$0.00
<b>Misc</b>			
Annual Report filing WDFI	\$50.00	\$25.00	
Postage	\$75.00	\$127.56	
Check Printing	\$200.00	\$0.00	
Tax Preparation	\$375.00	\$394.00	
Real Estate Taxes	\$1,600.00	\$186.14	
Utilities		\$354.25	
Bank Service Charges	\$200.00	\$88.47	
Total	\$2,500.00	\$1,175.42	\$1,324.58
<b>Legal Fees</b>	\$500.00	\$0.00	\$500.00
<b>Grand Total</b>	<b>\$60,800.00</b>	<b>\$43,345.72</b>	<b>\$17,454.28</b>

2024	
HOA Dues	\$60,804.00
Late Fee Income	\$551.67
Interest Income	\$81.62
Projected Income	\$61,437.29
Total Expenses	\$43,345.72
2024 Tentative Surplus	\$18,091.57

<b>Balance of Reserve Account</b>	<b>\$26,809.83</b>
-----------------------------------	--------------------

Balance of General Fund	
Balance of General Fund 12/31/2023	\$19,249.72
Additional invoices from Dec 2023	-\$5,089.59
2024 Tentative Surplus	\$18,091.57
Tentative Balance of General Fund as of 12/31/2024	\$32,251.70

Snow Removal			
6-Jan	\$575.00		
9-Jan	\$575.00		
9-Jan	\$575.00		
10-Jan	\$575.00		
11-Jan	\$575.00		
12-Jan	\$575.00		
12-Jan	\$575.00		
13-Jan	\$575.00		
19-Jan	\$575.00		
23-Jan	\$575.00		
15-Feb	\$575.00	Mowing	\$9,000.00
22-Mar	\$575.00	Fert	\$1,200.00
2-Apr	\$575.00	Lawn Weed	\$600.00
3-Apr	\$575.00	Spring Cleanup	\$1,200.00
		Fall Cleanup	\$600.00
	\$8,050.00		\$12,600.00

I) **New Business**

Q) In the 2024 Budget versus actual P&L, there is no budgeted amount for utilities, why is this?

A) Until 2024 Veridian was paying the utility bills.

Misc		
Annual Report filing WDFI	\$50.00	\$25.00
Postage	\$75.00	\$127.56
Check Printing	\$200.00	\$0.00
Tax Preparation	\$375.00	\$394.00
Real Estate Taxes	\$1,600.00	\$186.14
<b>Utilities</b>		\$354.25
Bank Service Charges	\$200.00	\$88.47

Q) How is the HOA going to force non-compliant owners to take care of their lawns, landscaping and snow removal?

A) We will continue to send violation letters to owners.

Q) How are contracts with vendors (mowing, landscaping, snow removal) drafted? Are these contracts on a monthly fee basis, or does the vendor get paid each time they provide the service?

A) Previous contracts for Mowing & Landscaping have been based on an agreed upon scope of work and invoices were paid monthly. Snow Removal was paid on a per time basis and paid monthly.

Q) For safety's sake, we could use some additional lighting around the mailboxes. Could we get a cost estimate to the BOD for this work?

A) Yes, we will look into this. I am not sure if there are utilities there or if a solar option will be best.

Q) We could use some additional package boxes at the mailboxes, could you get an estimate for this to the BOD?

A) Yes, we will get some bids and provide them to the BOD.

Q) There are a few areas on the alleys where garbage trucks are forced to drive on people's lawns. I think the HOA should be responsible for repairs.

A) If this is how the Board would like to move forward, we can help facilitate it.

Q) How much do we need to add to the reserve fund until it's considered "sufficient"? Is there a target amount where we no longer need to keep building that fund? Is there anything that money is earmarked for?

A) All of the alleys in the HOA are owned/maintained by the HOA. They will need to be replaced in the future, we are saving funds for future repairs/replacement. We estimate the replacement of all alleys and the neighborhood sign to cost between \$135,000-\$189,000 in 2045.

Q) There are many homes with poop bags lying about the property and not being properly contained or put in waste containers, poop is not being picked up from yards, and pets are being allowed to walk/run through neighbors front plantings.

We will send out a reminder to owners about these issues.

Q) There is a serious rodent problem in community. What can be done?

A) This would be something each owner would need to handle for their home.

Q) Who is responsible for the street lights. Most of the neighborhood is in the dark at night and we could use one near the mailboxes and by the park as kids play there and with winter time it gets dark so early.

A) That is the responsibility of the City.

Q) Speeding - I really wish we were not opened up to Leo Mary but it seems like the speeders are mostly those going to or from the subdivision over there. We have that one silly speed bump that really does nothing. Again, there are a lot of kids that play on that playground and you would think that drivers would slow down but they don't. What can be done about this?

A) Please contact the Police Department about speeding issues.

### **Adjournment**

- a. Note Time of Adjournment; 7:13 pm

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!