

Evergreen Fields Homeowners Association

2026 Annual Meeting Minutes

Facilitator: Nikki Sena, DSI Real Estate Group

Meeting Date: Tuesday, February 10th, 2026 at 6:00 pm

Location: Online Teams Meeting

Meeting Called by: Evergreen Fields HOA

Type of Meeting: Annual Association Meeting

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

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

B) Consideration of Communications

- a. Nikki presented the original letter that was mailed to all homeowners
 - Letter was mailed out on January 20th, 2026
 - Agenda, PowerPoint Slides, Budget and Financials also sent via email the morning of the meeting.

C) Reading of Minutes of the last Meeting

- a. 2025 Minutes are posted on the DSI website:
<https://www.dsirealestate.com/hoa/evergreen-fields/documents/>, owners were asked to read them prior to the meeting.
- b. Minutes were approved.

D) Reports of Officers & Employees

- a. The Association has a total of 157 assessment units. At the time of the meeting, there were 37 homes that had yet to pay the 2026 assessment. Of those 37, there one was outstanding from 2025, and has had a lien filed against them.
- b. Late fees are assessed on March 1st. After late letters go out, if no payment is received by May, DSI 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.
- c. Veridian Homes pays the dues on all vacant lots; all 157 units are paying in each year.

E) 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

F) Resignations & Elections

a. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; The neighborhood is currently about 63% sold. More information regarding elections will be presented as the neighborhood is closer to completion.

G) Unfinished Business

a. Please clean up after your pets!

H) Original Resolutions & New Business

a. The 2026 Budget was approved by the developers in December 2025 and distributed to all homeowners.

b. The 2025 Financial Report and Year-To-Date Expenses were reviewed.

i. Two snow removal invoices were processed since the mailing of the financial report, leaving the Association at a \$40.34 shortfall at the date of the meeting.

c. Homeowner asked a question about what the Insurance Category is allocated for:

i. Liability Policy – to cover the common areas of the Association

ii. Directors and Office Policy – to protect board members from being held liable

d. Homeowner asked about the mowing of the weeds around the pond and the space between the pond and the walkway between boxwood and magnolia lane.

There is concern that the area is not being mowed at all.

i. There needs to remain a 6' buffer of vegetation around the pond to keep bank stabilized, prevent erosion and maintain water quality. Currently the scope of work for the vendor is to do one mowing pass around the pond (after the 6' foot buffer) and one pass along either side of the path.

e. Homeowner expressed concern about weeds in the turf on their lot.

i. The landscaping vendor only maintains common spaces for the HOA not individual homeowner's lots. They do not spray for weeds around the pond to prevent water contamination. And most fertilization is applied to common HOA garden bed areas.

f. Homeowner expressed concern that berm area behind lots 8 through 44 may need weed treatment, only being mowed once a month last season.

i. DSI shared that the area was planted as prairie seed and was intentionally mowed less. DSI will revisit with the developer what they want the scope of work to be in that area.

ii. DSI has reached out to the developer as of 2.25.26 and a response is pending. Minutes will be updated when more information is available.

- g. Homeowner asked for meeting invite to be sent earlier in the future.
- i. DSI will look into sending the invite out sooner for future meetings.

l) Adjournment

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



**Evergreen Fields
Common Area Maintenance Budget 2026**

Administration

Annual Report Filing	\$50.00
Bank Fees	\$60.00
Postage	\$75.00
Management Fees	\$9,576.00
ACC Management Fees	\$4,132.00
Total	\$13,893.00

Landscaping **\$6,500.00**

Mowing **\$5,000.00**

Snow Removal & Salting **\$7,000.00**

Insurance **\$2,525.00**

Contingency Fund **\$1,000.00**

Misc **\$250.00**

Maintenance **\$250.00**

Accounting **\$425.00**

Reserves Expense **\$1,000.00**

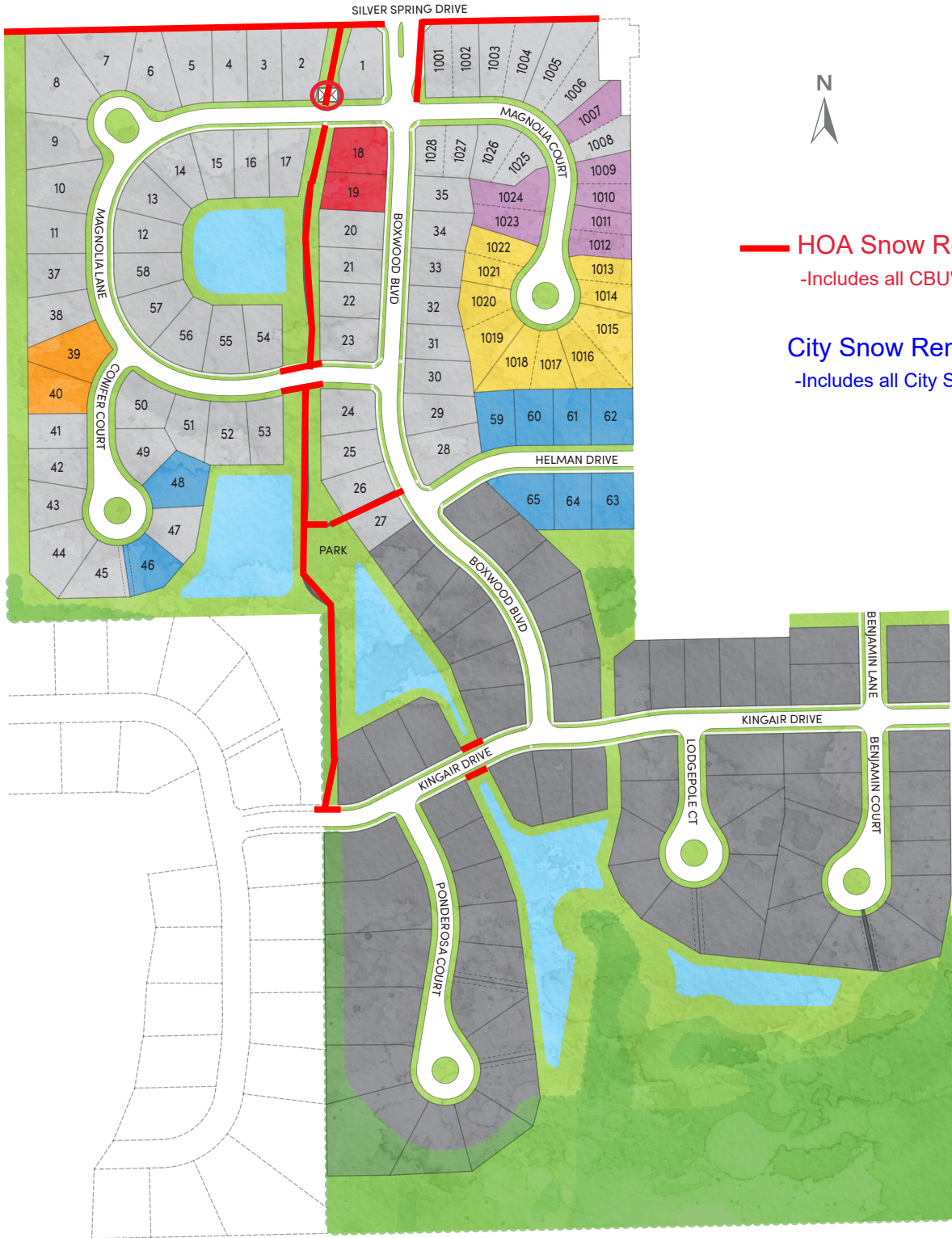
Grand Total **\$37,843.00**

Number of Assessments **157**

Annual Cost per Home **\$241.04**

Evergreen Fields

Menomonee Falls



HOA Snow Removal
-Includes all CBU's

City Snow Removal
-Includes all City Streets



**Evergreen Fields
2025 Financial Report**

	Budget	YTD as of 2.10.26	Difference
Snow Removal	\$8,500	\$8,700.00	-\$200.00
Landscape Maintenance			
Landscaping	\$6,500	\$12,195.78	
Mowing	\$5,000	\$0	
Tree Service	\$0	\$367.50	
Total	\$11,500	\$12,563	-\$1,063.28
Insurance	\$1,250	\$2,518.00	-\$1,268.00
Maintenance	\$500	\$0.00	\$500.00
Misc			
Bank Service Charges		\$53.24	
Postage		\$120.90	
Annual Report Filing		\$50.00	
Tax Preparation		\$420.00	
Total	\$1,000	\$644.14	\$355.86
Reserve Fund	\$1,000	\$1,000.00	\$0.00
Contingency Fund	\$1,500	\$0.00	\$1,500.00
Management Fee	\$6,000.00	\$6,000.00	\$0.00
ACC Administration Fee	\$3,600.00	\$3,600.00	\$0.00
Total	\$34,850.00	\$35,025.42	-\$175.42

HOA Dues	\$34,850.20
Late Fees	\$134.88
Total Projected income	\$34,985.08

Expenses	\$35,025.42
Shortage	-\$40.34

Balance of Reserves	\$1,000.00
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Balance of General Fund including 2025 Projected Shortage	\$5,902.76
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