

# **Rosewood Fields Homeowners Association**

## **2025 Annual Meeting Minutes**

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

**Meeting Date:** Tuesday, February 4th at 7:30pm

**Location:** Online Teams Meeting

**Meeting Called by:** Rosewood Fields 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 or Waiver of Notice**

- a. Shandar presented the original letter that was mailed to all homeowners
  - Letter was mailed out on January 22nd, 2025
  - Letter, Agenda, and Financials also sent via email.

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

- a. The minutes were posted to the HOA's website and owners were asked to review prior to the meeting.
- b. There were no questions/concerns.

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

- a. Currently there are 5 owners that have yet to pay 2026 dues. 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.

#### **E) Committee Reports**

- 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. None at this time. Elections and conveyance will occur once the neighborhood is 100% complete; currently the neighborhood is 33% complete. More information

regarding elections will be presented as the neighborhood is closer to completion.

**G) Unfinished Business**

- a. Please be respectful and clean up after your pets.

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

- a. The 2025 budget was approved by the developer and distributed to all owners in December.
- b. 2024 Financial Report

	Budget	Year to date Expenses	Difference
<b>Snow Removal -</b>			
<b>Total</b>	<b>\$7,000.00</b>	<b>\$2,450.00</b>	<b>\$4,550.00</b>
<b>Landscape Maintenance</b>			
<b>Total</b>	<b>\$11,300.00</b>	<b>\$13,241.25</b>	<b>-\$1,941.25</b>
<b>Maintenance</b>			
General	\$500.00	\$110.00	
Trash Collection	\$5,000.00	\$3,378.34	
<b>Total</b>	<b>\$5,500.00</b>	<b>\$3,488.34</b>	<b>\$2,011.66</b>
<b>Utilities</b>	<b>\$750.00</b>	<b>\$216.32</b>	<b>\$533.68</b>
<b>Insurance</b>	<b>\$1,500.00</b>	<b>\$1,203.00</b>	<b>\$297.00</b>
<b>Contingency Fund</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>
<b>Legal Fees</b>	<b>\$500.00</b>	<b>\$0.00</b>	<b>\$500.00</b>
<b>Reserve</b>	<b>\$2,800.00</b>	<b>\$2,800.00</b>	<b>\$0.00</b>
<b>Misc.</b>	<b>\$750.00</b>	<b>\$606.36</b>	<b>\$143.64</b>
<b>Management Fee</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>ACC Administration Fee</b>	<b>\$3,600.00</b>	<b>\$3,600.00</b>	<b>\$0.00</b>
<b>Grand Total</b>	<b>\$40,700.00</b>	<b>\$33,605.27</b>	<b>\$7,094.73</b>

<b>Projected Income</b>		
HOA Dues		\$40,700.00
Late Fee Income		\$34.79
		<b>\$40,734.79</b>
<b>2024 Expenses</b>		<b>-\$33,605.27</b>
<b>2024 Surplus</b>		<b>\$7,129.52</b>
<b>Balance of General Fund</b>		<b>-\$867.24</b>
<b>Balance of HOA's Reserve Fund</b>		<b>\$5,600.00</b>



I) **New Business –**

J) **Adjournment**

a. Note Time of Adjournment; 7:56pm

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!