

Crescent Crossing Homeowners Association

2026 Annual Meeting Minutes

Facilitator: Nikki Sena, DSI Real Estate Group

Meeting Date: March 18th 2026, 7:00 pm

Location: Online Teams Meeting

Meeting Called by: Crescent Crossing HOA

Type of Meeting: Annual Association Meeting

Attendees: Attendance taken online through Teams

Agenda:

A) Roll Call

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

B) Proof of Notice of Meeting

- a. Nikki presented the original letter that was mailed to all homeowners
 - Letter was mailed out on February 18th, 2026
 - 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. 2025 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. **Collection of Association Dues for 2026:** The Association has a total of 117 assessment units. At the time of the meeting, 11 have yet to pay 2026 dues. Late fees are assessed in March, after late letters go out, if no payment is received by May we will move forward with the lien filing process.

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

F) Elections

- a. Current Board Members confirmed they would like to stay on for the following year.
- b. Any new volunteers were asked to reach out to hoa@dsirealestate.com.

G) Unfinished Business

- a. Please clean up after your pets.

b. Snow Removal Responsibilities

A neighborhood snow removal map is posted to the Crescent Crossing page on the DSI site.

c. Owner Responsibilities

i. Each owner is responsible for ensuring their property has weeds under control and grass cut as needed. The covenants govern that weeds should be removed promptly, and grass should be cut no less than every 14 days.

ii. Garbage cans are to be stored in your garage when not set out for pick-up.

iii. Snow must be shoveled from sidewalks by 6 PM the day after snow has stopped falling.

<https://www.fitchburgwi.gov/2743/Winter-Information>

H) Adoption and Approval of Annual Budget

a. Budget was approved by the Board and distributed to all owners in December.



**Crescent Crossing
Common Area Maintenance Budget 2026**

Administration	
Annual Report Filing	\$50.00
Bank Fees	\$200.00
Postage	\$300.00
Management Fees	\$7,207.08
ACC Management Fees	\$3,600.00
Total	\$11,357.08
Landscape Maintenance -	
Landscaping	\$5,000.00
Mowing	\$10,000.00
Snow Removal & Salting	\$10,000.00
Total	\$25,000.00
Insurance	\$1,800.00
Maintenance & Repairs	\$750.00
Alley Maintenance	\$6,078.00
Accounting	\$450.00
Legal	\$500.00
Property Taxes	\$1,500.00
Gas & Electric	\$325.00
Reserves Expense	\$8,400.00
Grand Total	\$56,160.08
Number of Assessments	117
Annual Cost per Home	\$480.00



Crescent Crossing 2025 Year End Financial Report

	Budget	Year to Date Expenses	Difference
Snow removal	\$15,000.00	\$10,318.85	\$4,681.15
Mowing & Landscape Maintenance	\$19,750.00	\$10,817.43	\$8,932.57
Storm Water Annual Inspection	\$500.00	\$0.00	\$500.00
Maintenance	\$750.00	\$0.00	\$750.00
Dog Park Cleanup	\$2,000.00	\$0.00	\$2,000.00
Insurance	\$1,800.00	\$1,628.00	\$172.00
Reserve Fee	\$8,400.00	\$8,400.00	\$0.00
Management Fee	\$6,000.00	\$7,207.08	(\$1,207.08)
ACC Administration Fee	\$3,600.00	\$3,600.00	\$0.00
Misc			
Annual Report filing WDFI	\$50.00	\$25.00	
Postage	\$75.00	\$293.00	
Tax Preparation	\$375.00	\$420.00	
Real Estate Taxes	\$1,600.00	\$177.03	
Utilities		\$353.17	
Income Taxes		\$12.00	
Bank Service Charges	\$200.00	\$90.60	
Total	\$2,300.00	\$1,370.80	\$929.20
Legal Fees	\$500.00	\$0.00	\$500.00
Grand Total	\$60,600.00	\$43,342.16	\$17,257.84

2024	
HOA Dues	\$60,800.22
Late Fee Income	\$987.43
Interest Income	\$189.89
Projected Income	\$61,977.54
Total Expenses	\$43,342.16
2025 Tentative Surplus	\$18,635.38

Balance of Reserve Account	\$35,200.00
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Balance of General Fund	
Balance of General Fund 12/31/2024	\$32,251.70
2025 Tentative Surplus	\$18,635.38
Tentative Balance of General Fund as of 12/31/2025	\$50,887.08

I) New Business

Q) Is the only way violations are monitored by owners filing a complaint with DSI?

A) DSI also does drive-throughs of the neighborhood to assess covenant compliance. Any violation complaints are kept anonymous.

Q) Is there a new snow vendor this year? It seems they are doing a better job than the previous year.

A) The Association has the same snow vendor this current 25-26 snow season, as the 24-25 snow season – EC3. In 2023-24 the Association contracted Jenneke Landscaping.

Q) Who is responsible for shoveling out the areas where the sidewalk meets the street?

A) Homeowners are responsible for the sidewalks along their lots all the way to the street.

Q) Could we consider installing lights near the mailboxes by the dog park.

A) Installing lights near or on cluster mailbox units is an ongoing inquiry DSI is looking into for multiple neighborhoods. There are many hurdles to this as there isn't electrical available at most cluster mailbox spots and would be costly to add or prohibitive because it's individually owned land. And the solar lights we've tried are unsuccessful in Wisconsin winters. We are currently in the process of getting estimates for other solar options. Once we have more info about the cost and upkeep of a possible alternative option, we will present to the board as an option.

Q) On the annual financial statements DSI sent with the HOA meeting letter, next year can you please show the prior year amounts on the financials, and not just the % increase?

A) We're happy to add two years expenses to future reports for comparison. The previous year's financial reports are available in the previous minutes, and the board is provided with financial reports monthly.

Q) Who monitors the vendor costs/bids?

A) DSI collects multiple estimates for snow and landscaping each year and provides the board with the comparison bids. DSI is monitoring the expenses as they come in against the signed contracts.

Q) If there is damage to the parts of Minong Lane near the Seminole Highway entrance do to the construction across Seminole Highway, what recourse do we have to get the city to fix these damages?

A) Any damage can be reported to the city; photos are always most helpful. You can also reach out to your local alderperson with any city questions or issues.

Adjournment

- a. Note Time of Adjournment; 7:24 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!