Meadow Crossing Homeowners Association
2025 Annual Meeting Minutes

Facilitator: Shandar Hoagland, DSI Real Estate Group
Meeting Date: Wednesday May 7, 2025 at 6:00 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. 2024 Minutes were posted on the DSI website: https://www.dsirealestate.com/hoa/meadow-crossing/documents/, 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 April 23rd, 2025
   - Letter, Agenda, Budget and Financials also sent via email the morning of the meeting.

D) Reports of Officers & Employees

a. The HOA has 311 assessment units and currently there are 23 homes that have yet to pay the 2025 assessment.
b. If you are unsure if your dues are paid, please reach out to hoa@dsirealestate.com to verify.
c. Late Fees are on March 1st. At that time, we will be sending out late letters to all past due owners and request payment immediately. If payment is not made by May, we will move forward with the lien filing process.
d. Once a lien is filed, the dues will need to be paid prior to any sale or refinance.

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. If you are hoping to do projects this spring/summer, please get your applications submitted early. The ACC has up to 30 days to review requests once all materials

are received. As the weather continues to get nicer, the number of project submittals increases tremendously.

c. The ACC can be contacted at : acc@dsirealestate.com
d. The neighborhood ACC board members can be contacted at acc@meadowcrossinghoa.com.

F) Resignations & Elections

a. There was not an election due to not having a quorum at the meeting.
b. Current Board Members are:

Board of Directors:
Marine Bruno - President
Mitch Hayes - Secretary
Nic Teachout - Treasurer
Carron Schulz – Member

ACC:
Bryan Simons
Derek Petersen
Devan Barrett
Tiffany Neuman

G) Unfinished Business

Pet Waste – please clean up after your pets.

H) Original Resolutions & New Business

Q: I just wanted to raise to attention that the sprinkler system along Grove St was either never turned on last year or it broke down fairly early. It had stopped working at the end of the 2023 season as well, so I don't know if that was ever repaired. Just wanted to bring it to your attention.

My only concern (still) is about the clearing of the area around the cluster mailbox at the end of Hawthorn. The design/placement of the mailbox doesn't help the situation at all - stuck at the end of a dead end. There were days when it was (very) difficult to get to the boxes.

The financial report for 2024 shows a healthy balance but I question why these funds were not used for Landscape Maintenance. Every year I request SOMEONE, who could assess the beds, walk through the common areas of Meadow Crossing to evaluate the work being done and NOT done. Are our dues being spent wisely? I live in a 4 plex condo area of Meadow Crossing. I pay $160/year to make my neighborhood cared for in all common areas. But the beds are full of weeds, dead plantings, the need for mulch, etc. I'd like to know where $9,000 was spent at "entry signs, berm and park areas"? Why wasn't some of the $5,420 spent on the above mentioned areas?

- There are a series of ongoing incidents that have been shared in the neighborhood Facebook group stemming from a resident of 898 Tamarack (ringing neighbors doorbells at night, aggressive language to neighbors walking by outside) over the course of the past 2 years. What involvement can the HOA have on next steps to curb the behavior? Has the HOA already been in communication/coordination with the local authorities?

- What is the HOA's rules on lawn care maintenance at individual properties beyond the 4/21 thru 5/31 Slow Mow Let it Grow? Is there a maximum length of grass or general judgement made? Is there a process for submitting properties of concern, and what does that follow through look like from the HOA (letter(s))?

I) Adjournment

a. **Note Time of Adjournment; 6:57 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!

HOA Snow Removal

-Includes all CBU's

DSI REAL ESTATE GROUP, INC.

Meadow Crossing Homeowner's Association
2024 Common Area Maintenance Budget

Snow Removal		
Park & CBU's		$6,000
	Total	**$6,000**
Mowing (Base: 24 Season)		
Entry Signs, Berm & Park		$4,500
	Total	**$4,500**
Landscape Maintenance (Bark, Weeds, Pruning)		
Top-dress Bark Beds		$2,200
Planting Replacements		$500
Fertilizer/Weed Control- Landscaping Beds		$1,250
Insect & Disease Control		$750
Fertilizer/Weed Control Lawn		$1,100
Pruning		$1,000
Spring Clean-up		$700
Fall Clean-up		$500
	Total	**$8,000**
Irrigation		**$500**
Maintenance		**$500**
Utilities (Water and Electric)		**$600**
Seasonal Lights		**$0**
Liability Insurance		**$1,400**
Park Annuity Fund		**$3,110**
Reserve Fund		**$2,500**
Misc.		
Annual Report		$50
Bank Service Charges		$215
Postage		$300
Tax Preparation		$375
Misc.		$560
	Total	**$1,500**
Management Fee		**$13,224**
ACC Administration Fee		**$7,934**
Legal Fees		**$500**
Grand Total		**$50,268**
	Divided by Total Units	311
	Annual Cost per Home	**$161.63**

2023 Financial Report

	Budget	Actual	Difference
Snow Removal			
Park & CBU's	$6,000		
Total	**$6,000**	**$6,273.03**	**-$273.03**
Mowing			
Entry Signs, Berm & Park	$6,550		
Total	**$6,550**	**$4,476.93**	**$2,073.07**
Landscape Maintenance			
Total	**$8,000**	**$4,743.47**	**$3,256.53**
Irrigation	**$500**	**$318.00**	**$182.00**
Maintenance	**$500**	**$423.94**	**$76.06**
Utilities (Water and Electric)	**$600**	**$562.22**	**$37.78**
Seasonal Lights	**$1,250**	**$246.96**	**$1,003.04**
Liability Insurance	**$1,400**	**$1,389.00**	**$11.00**
Park Annuity Fund*	**$3,110**	**$3,110.00**	**$0.00**
Reserve Fund	**$2,500.00**	**$2,500.00**	**$0.00**
Misc.			
Annual Report	$10	$50.00	
Bank Service Charges	$190	$199.26	
Postage	$200	$476.88	
Tax Preparation	$350	$375.00	
Misc.	$250		
Total	**$1,000**	**$1,101.14**	**-$101.14**
Management Fee	**$13,224**	**$13,224.00**	**-$0.12**
Acc Administration Fee	**$7,934**	**$7,934.00**	**$0.33**
Legal Fees	**$500**	**$451.36**	**$48.64**
Grand Total	**$53,068**	**$46,754**	**$6,314**

Dues	**$53,069.04**
Interest income	**$62.64**
Late fee income	**$409.44**
Projected income	**$53,541.12**
Expenses	**-$46,754.05**
Surplus	**$6,787.07**
Balance of Reserve Account	**$4,400.00**
Balance of Park Annuity Fund	**$20,810**
Balance of General Fund	**$5,631**

Snow Removal Breakdown

	2022-2023 Snow Season EC3					2023-2024 Snow Season Jenneke			
	$67.50	Cleanup	7	$472.50					
	$135.00	1-3 In Clearing	10	$1,350.00			1-3 In Clearing		
	$202.50	3.1-6 in Clearing	3	$607.50			3.1-6 in Clearing		
	$270.00	6.1-9 In Clearing	3	$810.00		$175.00	6.1-9 In Clearing		
	$337.50	9.1-12 in Clearing					9.1-12 in Clearing		
	$60.00	Per salting	27	$1,620.00			Per salting		

Jan-23		23-Feb		Mar-23		Nov-23		Dec-23	
Date		**Date**		**Date**		**Date**		**Date**	
1-Jan	$67.50	9-Feb	$270.00	10-Mar	$202.50	26-Nov	$125.00	2-Dec	$125.00
1-Jan	$60.00	9-Feb	$60.00	10-Mar	$60.00			3-Dec	$125.00
5-Jan	$67.50	9-Feb	$202.50	12-Mar	$135.00		***$125.00***	5-Dec	$125.00
5-Jan	$60.00	9-Feb	$60.00	12-Mar	$60.00			17-Dec	$125.00
6-Jan	$60.00	10-Feb	$67.50	13-Mar	$0.00			28-Dec	$125.00
13-Jan	$60.00	10-Feb	$60.00	23-Mar	$60.00			29-Dec	$125.00
19-Jan	$135.00	11-Feb	$60.00	25-Mar	$270.00			31-Dec	$125.00
19-Jan	$60.00	16-Feb	$135.00	25-Mar	$60.00				$875.00
20-Jan	$67.50	16-Feb	$60.00	26-Mar	$135.00				***$875.00***
22-Jan	$135.00	17-Feb	$60.00	26-Mar	$60.00				
22-Jan	$60.00	21-Feb	$60.00		$1,042.50				
25-Jan	$67.50	22-Feb	$135.00	Tax	$57.34				
26-Jan	$135.00	23-Feb	$135.00	***$1,099.84***					
26-Jan	$60.00	23-Feb	$60.00						
27-Jan	$60.00	24-Feb	$67.50						
28-Jan	$135.00	24-Feb	$60.00						
28-Jan	$60.00	25-Feb	$135.00						
29-Jan	$270.00	25-Feb	$60.00						
29-Jan	$60.00		$1,747.50						
29-Jan	$202.50	Tax	$96.11						
29-Jan	$60.00	***$1,843.61***							
30-Jan	$67.50								
30-Jan	$60.00								
	$2,070.000								
Tax	$113.850								
$2,183.85									

Mowing Breakdown

23 Mowing Events			
15-May	$160.00	$8.80	$168.80
22-May	$160.00	$8.80	$168.80
29-May	$160.00	$8.80	$168.80
5-Jun	$160.00	$8.80	$168.80
12-Jun	$160.00	$8.80	$168.80
26-Jun	$160.00	$8.80	$168.80
3-Jul	$160.00	$8.80	$168.80
10-Jul	$160.00	$8.80	$168.80
17-Jul	$160.00	$8.80	$168.80
24-Jul	$160.00	$8.80	$168.80
31-Jul	$160.00	$8.80	$168.80
7-Aug	$160.00	$8.80	$168.80
14-Aug	$165.00	$9.08	$174.08
21-Aug	$165.00	$9.08	$174.08
28-Aug	$165.00	$9.08	$174.08
4-Sep	$160.00	$8.80	$168.80
11-Sep	$160.00	$8.80	$168.80
18-Sep	$160.00	$8.80	$168.80
25-Sep	$160.00	$8.80	$168.80
2-Oct	$160.00	$8.80	$168.80
9-Oct	$160.00	$8.80	$168.80
16-Oct	$160.00	$8.80	$168.80
23-Oct	$160.00	$8.80	$168.80
30-Oct	$160.00	$8.80	$168.80

Landscape Maintenance				
	Spring Cleanup	$150.00	$8.25	$158.25
	Bark Install	$1,500.00	$82.50	$1,582.50
May	Spring Fert	$125.00	$6.88	$131.88
July	Pre Emergent	$125.00	$6.88	$131.88
September	Pre Emergent	$125.00	$6.88	$131.88
October	Post Emergent	$125.00	$6.88	$131.88
	Fall Cleanup	$250.00	$13.75	$263.75
	Pruning	$200.00	$11.00	$211.00
	Ash Borer Treatment	$720.00	$39.60	$759.60
May	Hand Weeding	$150.00	$8.25	$158.25
June	Hand Weeding	$400.00	$22.00	$422.00
July	Hand Weeding	$300.00	$16.50	$316.50
August	Hand Weeding	$150.00	$8.25	$158.25
September	Hand Weeding	$150.00	$8.25	$158.25
October	Hand Weeding	$250.00	$13.75	$263.75
November	Hand Weeding	$250.00	$13.75	$263.75