

March 6, 2017

Dear Hunters Crest Homeowner:

This letter is a bit long and wordy, however we wanted to bring all Hunters Crest Homeowner up to speed on what has been going on with the possible addition of a water tower in the Hunters Crest area. This letter includes a brief, but detailed account of what has taken place so far.

It appears that for several years that the City of Minnetrista has been concerned about actual water supply needs of Hunters Crest residents. In addition, water quality has been an ongoing concern for many Hunters Crest residents. In all of this, there has been a lack in transparency between the City and residents, including homeowners within Hunters Crest.

The following is taken from City of Minnetrista documents:

*From a global perspective, providing treated water for Minnetrista residents is a necessity to make the city more marketable for prospective home buyers.*

*From a Public Safety perspective, Fire Suppression is a known concern and needs to be addressed.*

*From an Engineering perspective, concerns about water storage and overall system flow and effectiveness needs to be addressed.*

*Also from an Engineering perspective, citing a 3rd water treatment plant for the future (2022 2030) is based on expected growth overall in Minnetrista.*

The City of Minnetrista's comprehensive plan from 2006 details that all city water mains can deliver adequate fire flows, EXCEPT the 12-inch transmission main between the Kings Point Tower and Turtle Creek, St. Bonifacius, and Hunters Crest. The available fire flow through this 12-inch transmission main is less than 500 GPM, which is less than half the required fire flow of at least 1,000 GPM.

The city began looking for sites for a water tower to address this concern back in 2013, with active work on possible sites beginning in the second half of 2016. They had selected 2 sites, one in Lisle Park on the north side Of Partridge Road and another listed as Site C on the attached map. Other sites had been reviewed and rejected for various reasons. Site C is land owned by Commerce Bank, who took over as developer of Hunters Crest when Sienna Corporation failed in 2008.

In December of 2016 it became clear that the city was planning to go ahead with attaining a site for a water tower within Hunters Crest. A group of homeowners in the south end of the Hunters Crest along Merganser, Games & Landings were concerned about the building of a water tower in the south-east corner of Hunters Crest. Many of these homeowners had paid premium prices for their home sites because they were told they would have views of wet lands and no other homes.

(OVER)

## Hunters Crest Water Tower Letter

Around that same time a group of homeowners were attempting to set up a meeting with the Mayor to discuss about the water tower, which the Board of Directors offered to help. However, we were told this meeting and the water tower issue was not an Association problem but was a homeowner issue. The Board was also told the homeowners group did not want the Association to spend monies or efforts on the issue. As interested homeowners, members of the Board attended the meeting after it was scheduled.

In mid-January 2017, the city came to the Board of Directors and asked us to attend a meeting with the Mayor and city staff to discuss water tower options. The adhoc group of homeowners was invited to attend this meeting but did not show up. As the meeting progressed it became very clear that the purpose of the meeting was to have the HOA change our association documents to allow the city to build the water tower. I will not attempt explain the legal technicality that resulted in how this happened, except to say the city found out when they talked to the title company. We explained to the city that it required a 60% approval by all of homeowners to change our documents, which is very difficult to achieve and would take months. The time frame was too long, the city said it would go to court to challenge HOA being in control and they also could use the north section of Lisle without homeowner approval.

Another hard thing about dealing with the city is the following:

A Hunters Crest homeowner reviewed some possible water tower sites along Highway 7 east of St Bonifacius Although the city said they would review these possible sites, none of the sites could ever solve the fire safety problem.

The Mayor attended the quarterly January Board/Homeowner meeting to discuss the water tower issue, at which only about 15 Hunters Crest homeowners also attended. It became clear that the intention of the city was to have the water tower in the south east corner of Hunters Crest.

The Board thought if the city was so interested in the site, we would attempt to get possible positive solution for our homeowners. We offered to attempt to change the Association documents in exchange for \$15,000 to cover the costs of said change. We also asked for the city to relieve the Association of taking care of the Nerf Ponds. They took the offer under consideration.

At the February 21<sup>st</sup> City council meeting the city found a possible water tower site on the **north side of Highway 7 at the junction of Hunters Trail and Pheasant Crossing. The city is attempting to purchase this site now. See enclosed maps.**

If you want to attend the next City Council meeting it is Monday, March 6<sup>th</sup> at City Hall at 7:00 PM. The next HOA meeting is Monday, March 20<sup>th</sup> at 6:30PM at Fresh Water Church.

If you have any questions or comments, please direct them to our Association Manager, Ben Kieffer at [ben@compassmanagement.com](mailto:ben@compassmanagement.com).

Sincerely,

Roger von Holtz, Board President; Hunters Crest Board of Directors