



Glad you came
Welcome to the Hunters Crest
Homeowners Association
ANNUAL MEETING!

Meeting will begin at 6:30 PM

AGENDA

- 1. Welcome and introductions**
- 2. Confirmation of Bylaw's**
- 3. Declaration of Quorum**
- 4. Approval of 2017 Annual Meeting Minutes**
- 5. Election of 3 members to the Board of Directors**
 - A. Appointment of election inspectors**
 - B. Introduction of Candidates**
 - C. Nominations from the floor and Election**
- 6. Report of Officers**
- 7. Reports of Committees**
- 8. Unfinished Business**
- 9. New Business**
- 10. Open Forum**



Confirmation of Bylaw's Procedures

The items below are the Annual Meeting requirements from the Bylaws of Hunters Crest.

Article VIII, Section 5- Ballots must be sent at least 14 days in advance of date set forth. (Sent March 29th)

Article VIII, Section 5- Ballots must be mailed in a sealed envelope with the signature of the holder on the outside of the envelope, if it is invalid. (Election committee will review)

Article XIII, Section 1- Annual meeting must be held in the first quarter of the Association's Fiscal year. (i.e. April-June)

Article XIII, Section 3- Notice of any meeting shall be more than 6 days. (was sent 18 days in advance)

Article XIII, Section 4- Quorum is 10% of all eligible members.

All Bylaw requirements have been met for 2018.



Confirmation of Bylaw's Procedures

Declaration of Quorum

In order to conduct the ordinary business of the Association at an Annual Meeting, it is required that at least 10% of the total members be represented either in person or by Proxy.

Board of Directors Meeting

**Annual Meeting June 19, 2017
6:30pm – Freshwater Church St. Bonifacius**

1) Call To Order

- ❖ Roger motioned to open and Bill Vitt second. Meeting opened at 6:37 PM.
- ❖ Quorum reached with 55 homeowners reached by attendance and proxy.

2) Roll Call of Board Members

- ❖ Present: Roger von Holtz, Tom B, Jamie Heins, Bill Vit, Katie Pennington, Chad Heyrman and Thomas Geffre.
- ❖ Others: Ben Keiffer, Compass Property Manager

3) Approval of 2016 Annual Meeting Minutes

- ❖ Motion to approve and seconded by homeowners present.
- ❖ 2016 annual meeting minutes approved by members at large.

4) Treasurer's Report

- ❖ Financial report reviewed at open meeting.
- ❖ Other: reserve fund discussed at open meeting

5) Committee Reports

- ❖ Architectural Review Committee (ARC): Tom B, Jamie H, Roger V.
- ❖ 45 ARC applications reviewed and approved since April 2016.
- ❖ Non-Compliance Report: Actions being taken on multiple compliance issues.
- ❖ Interest on the floor to form a sub-committee to research pond maintenance. Explore ability to transfer responsibility of Hunters Crest nurb pond maintenance to the city, and if possible, assign a standing member appointed by the HOA Board to the committee to oversee the pond maintenance of Hunters Crest. (No community volunteers stepped forward)
- ❖ Communications Committee: open for volunteer members.
- ❖ Slide show presentation to attending homeowners.

6) Other

- ❖ Community concerns about pedestrian crossing at Carver Trail. Pedestrians crossing without looking, wearing headphones, and/or texting on cellphones. Request by homeowners to do something to alert pedestrians on trail. Recommend that Hennepin County install a speed bump and sign painted on actual trail (not on road).

7) GENERAL ELECTION

- ❖ Election committee formed by volunteers. Counted proxies and votes, two open board positions in 2017. Nominations received by mail for Roger von Holtz and Jamie Heins. Write in's for Tom Lynn and John Caulfield, nether of whom confirmed their write in, nor attended the meeting.
- ❖ Votes by proxy and on floor – nominations for Roger van Holtz and Jamie Heins carried and elected by mail-in vote.

8) Adjournment

Homeowners motioned and second to adjourn at 7:58 PM. Approved.



Election of 3 members to the Board of Directors

Appointment of election inspectors

Introduction of Candidates

Katie Pennington

Bill Vit

Tom Berschied

Bob Rabin

Nominations from the floor

Election of candidates



Report of Officers

I. President's report

II. Treasurer's report

President's Report

- **Landscaping and maintenance along Hunters Trail sidewalks and Front & Rear entrances**
- **Landscaping and maintenance of 11 common areas**
- **Landscaping and maintenance of 4 islands and 4 dead end streets**
- **Boulevard tree replacement and maintenance**
- **Tree trimming**
- **Sidewalk plowing along Hunters Trail**
- **Hunters Crest web site**
- **Financial control on dues and expenses**
- **Entrance Flag repair and replacement**
- **Annual Garage Sale in spring of each year**
- **Assistance with Critter Trapping and removal**
- **maintenance of 23+ ponds that are used as drainage of storm water runoff**
- **ARC review and approval**
- **Weed control for some out lots which have caused severe allergic reaction for Homeowners**
- **Mail box replacement and repair**
- **Winter Trail walk in March Added 2018**

•**439 Finished Homes**

•**The 439 changes constantly**

- **Final homes closing over next several months.**
- **20 To 40 homes are always in the process of changing owners.**
- **Hunters Crest building is complete.**
- **13 homes are rentals**

❖ **31 New Homes will be added but will not part of the present HOA**



Water tower update

At the March 19, 2018, City Council meeting, City Staff proposed to the Council to take a step back from our in-house search for a water tower site and reconnect with S.E.H. Engineering to discuss a more 'engineering-based' look at where to find a potential location for a water tower (and possibly a location that would be large enough for a future water treatment plant) in the southwest part of Minnetrista. This has since been approved and the city is proceeding



Update on Filtration Plant

**As of April 16 They are cleaning the
water tower**



Treasurer's Report

- **The 2016-17 year ended with \$95,670 in the Operating accounts, and \$109,636 in the Reserve accounts.**
- **There is \$6,652 in accounts receivable as of March 31st 2018.**
- **This is down from \$8,021 on March 31st, 2017; and further from the amount on March 31st, 2016 of \$13,900.**

Treasurer's Report- Cont.

- **Annual Assessment: No increase for 2018-19. \$300/yr (much less than most single family associations)**
- **The annual budget is \$132,000.**
- **The Annual Assessment is due April 1st, with a 30 day grace period.**
- **There is a \$50 late fee if not paid before May 1st, as well as a \$20 collection letter fee.**
- **Please make sure your payment is sent before May 1st to avoid any extra fees. If not paid by June 1st, all past due accounts will be sent to collections.**



Reports of Committees

- I. Architectural review**
- II. Tree Planting & Tree Trimming**
- III. Out lot A updates**
- IV. Communications**
- V. Pond Updates**



I. Architectural Reviews

Submitted 2017 To April 2018

Roof Replacement	12
Decks	12
Landscape	8
Temp Pool	2
Swing Set	2
Painting	3
Misc.	<u>5</u>
Total:	44

II. Tree Update

Tree Planting and Warranty Replacement 2017

- 1. 28 replacements of dead or damaged trees**
- 2. 3 warranty replacements**
- 3. Additional discussion with city in process for warranty problems with the prior planted trees in 2017 and lack of planting by Commerce Bank in 2016**

III. Out lot A - Prairie Restoration Project

- 1. Outlot A is an 8 acre wildland buffer flanking the western edge of Hunters Crest.**
- 2. In response to multiple homeowner requests and complaints about noxious weeds affecting the air quality in Hunters Crest, the Board adopted a plan to restore Outlot A.**
- 3. After much research, including an extensive grant application process in 2012, the Prairie Restoration Project was launched in 2013.**
- 4. Outlot A contained five acres of ragweed, burnweed, and pigweed – much of it over six feet tall. These highly noxious, pollen-ridden weeds were causing severe allergies to children and vulnerable adults especially along the western corridor.**
- 5. 32 homes directly flank Outlot A, and dozens more are directly affected. Homes, windows, and cars were routinely blanketed in fine green pollen.**
- 6. Annual maintenance is now used to control weeds and plant desirable species.**
- 7. Natural prairie grasses, wildflowers, and trees are being propagated.**
- 8. Bees and bird habitat has risen substantially, without destroying nests by mowing.**
- 9. Mowing will occur only as needed, and has not occurred since 2013.**
- 10. Annual budget has been reduced by 50% from \$3,000 in 2013, to \$1,500 in 2014 ongoing.**
- 11. Current finances used for maintenance and improvements, rather than simple mowing.**



IV. Correspondence to Members

Section 3. Notice of any meetings shall be given to the Membership by the secretary. Notice may be given to the Membership either personally or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address appearing on the books of the Association. Each Member shall register his address with the Secretary. Notice of any regular or special meeting shall be dispatched at least six (6) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, provided, however, that if the business of any meeting shall involve an election governed by Article VIII hereof or any action governed by the Articles of Incorporation or by the Declaration, notice of such meeting shall be given or sent as provided therein.



Correspondence to Members CONT.

**All formal correspondence is required to be
sent by Mail**

**Only 75% of our homeowners have given us
E-mail information**

**We do send informational correspondence
by a combination of E-mail and Mail to
homeowners**



V. PONDS

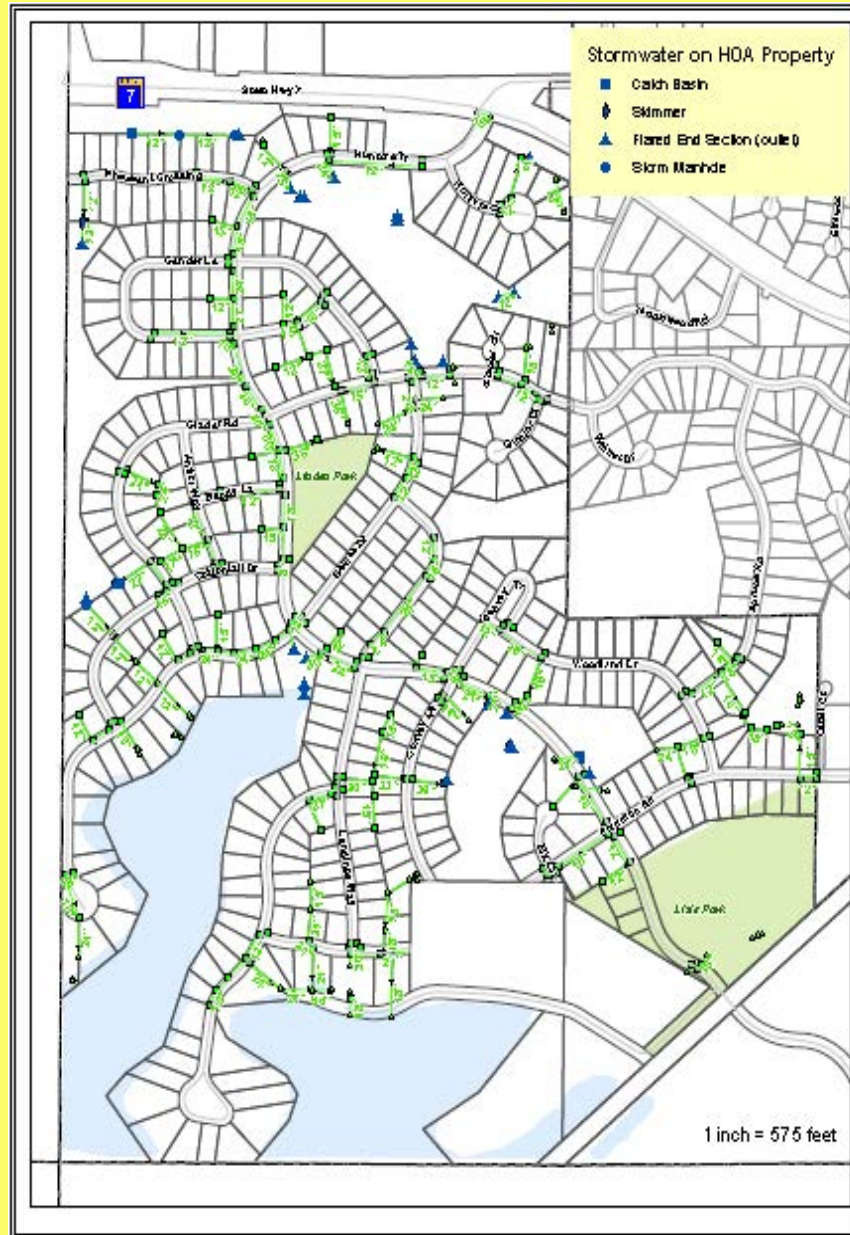
We have been dealing with the city through 3 Mayors and 6 or 7 members of staff to resolve main 3 issues

1

What are we paying for storm water in the billing?

What portion of this is the city to continue to maintain?

The following map shows what we are dealing with



PONDS CONTINUED

2

What are the maintenance requirements?

Section 4. Wetland Buffer Easement; Obligation to Maintain NURP Ponds.

The portions of the Active Development Area and the Future Development Area, shown on the Site Plan as Wetlands and/or NURP Ponds are hereby made subject to a permanent Wetland Buffer Easement in favor of the City which prohibits the use of said Wetlands and NURP Ponds for the following purposes:

- a. Moving or other vegetative disturbance;
- b. Application of fertilizer;
- c. Deposit of yard waste or other waste disposal;
- d. Placement of structures;
- e. Excavation, filling, or any other alteration of a Wetland that impedes the function of the Wetland in protecting the quality of water in, or buffering flows into, the Wetland or NURP Pond.

The Association shall monitor and maintain the portions of the Active Development Area and Future Development Area labeled on the Site Plan as Wetlands and NURP Ponds in accordance with applicable requirements of the City, and the cost thereof shall be considered a Common Expense of the Association.

PONDS CONTINUED

3

**How do we conduct the Maintenance?
Specification's
Qualified Bidders
Who is legally in charge ?**



PONDS CONTINUED

Stormwater-detention Ponds

The Nationwide Urban Runoff Program (NURP) research projects determined that 90% removal of total suspended solids (TSS) appears to be an attainable goal in stormwater-treatment ponds. Significant removal of other pollutants, such as phosphorus, was also predicted to be achievable. (USEPA, December 1983).



Unfinished Business

April 16, 2018

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New Business

Hunters Crest Garage Sale Dates are June 21, 22, & 23 in conjunction with Spass-Tagen days

Compass Management Web Portal Information

★ SPASS-TAGEN "FUN DAYS!" - JUNE 24, 2017 - MISSILE PARK - ST. BONIFACIUS, MN ★



Spass-Tagen St. Boni Fun Days

Missile Park • St. Bonifacius, MN • June 24, 2017

Home Forms - 2017 Schedule of Events Sponsors Photo Gallery

MARKET VENDORS **Silent Auction and 5-K Color Run** **Free Kid's Zone**
Raffle Prizes **Car & Bike Show** **Bean Bag Toss Tournament**
Wiener Dog Races



Live Music Bingo Magician Beer Food Vendors Kiddie Parade

Come and Join in the Fun!! Spass-Tagen! June 24, 2017

Wiener Dog Races



Bean Bag Tournament



Magician Charley Hagen



Kidz Zone - FREE!



Car and Bike Show



City Wide Garage Sales



June 22, 23, 24: 2017

Raffle Prizes



1st Place: \$500.00
 2nd Place: \$250.00
 3rd Place: \$100.00

Fireworks Fund!

Help us reach our goal of \$7000.00 for fireworks at Spass-Tagen! Should our goal not be reached this year, our fireworks fund will carry over to 2018. THANK YOU!

[Donate](#)

Payments accepted via paypal

Contact Us

Phone:
 612-716-5491 (Pat)
 612-419-5932 (Fred)

General Inquiries
event@stboni-spasp-tagen.com

Food Vendors
food@stboni-spasp-tagen.com

Market Vendors
market@stboni-spasp-tagen.com

Volunteer Opportunities
volunteer@stboni-spasp-tagen.com

VOLUNTEERS WELCOME!!

Directions





City Wide Garage Sales - Sign Up Form

CITY WIDE GARAGE SALES IN CONJUNCTION WITH SPASS-TAGEN
June 22, 23, 24: 2017

Sponsored by the St. Boni Area Community Development Group. If you would like to hold a garage sale, please sign up below so we can "spread the word" about your sale on our websites, social media, and newsletter AND "spread the word" about Spass-Tagen with flyers at your sale (will be provided). You will also get a yardsign and directional signs will be put out to point to your sale! Thank You! **(To be included in printed materials and receive a yardsign, please sign up by June 12, 2017. Garage sale sign-ups after this date will still be included on the website.)**

Please sign up using the form below.

St. Boni City Wide Garage Sales

Sponsored by the St. Boni Area Community Development Group.

June 22, 23, 24: 2017

Please complete the form below to sign up

Your name: *

First Last

Email: *

Name of person or group that will be holding garage sale: *

Location where sale will be held: *

Street Address

Select a State

State / Province / Region

City

United States

Country

Postal / Zip Code

Dates and times your sale will be open. *

Items to be sold at sale:

Submit

Fireworks Fund!

Help us reach our goal of \$7000.00 for fireworks at Spass-Tagen! Should our goal not be reached this year, our fireworks fund will carry over to 2018. THANK YOU!

Donate



Payments accepted via paypal

Contact Us

Phone:

612-716-5491 (Pat)

612-419-5932 (Fred)

General Inquiries

event@stboni-spasp-tagen.com

Food Vendors

food@stboni-spasp-tagen.com

Market Vendors

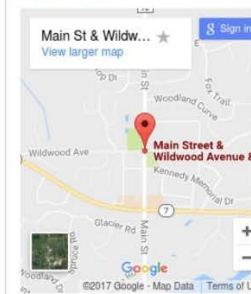
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Volunteer Opportunities

volunteer@stboni-spasp-tagen.com

VOLUNTEERS WELCOME!!

Directions



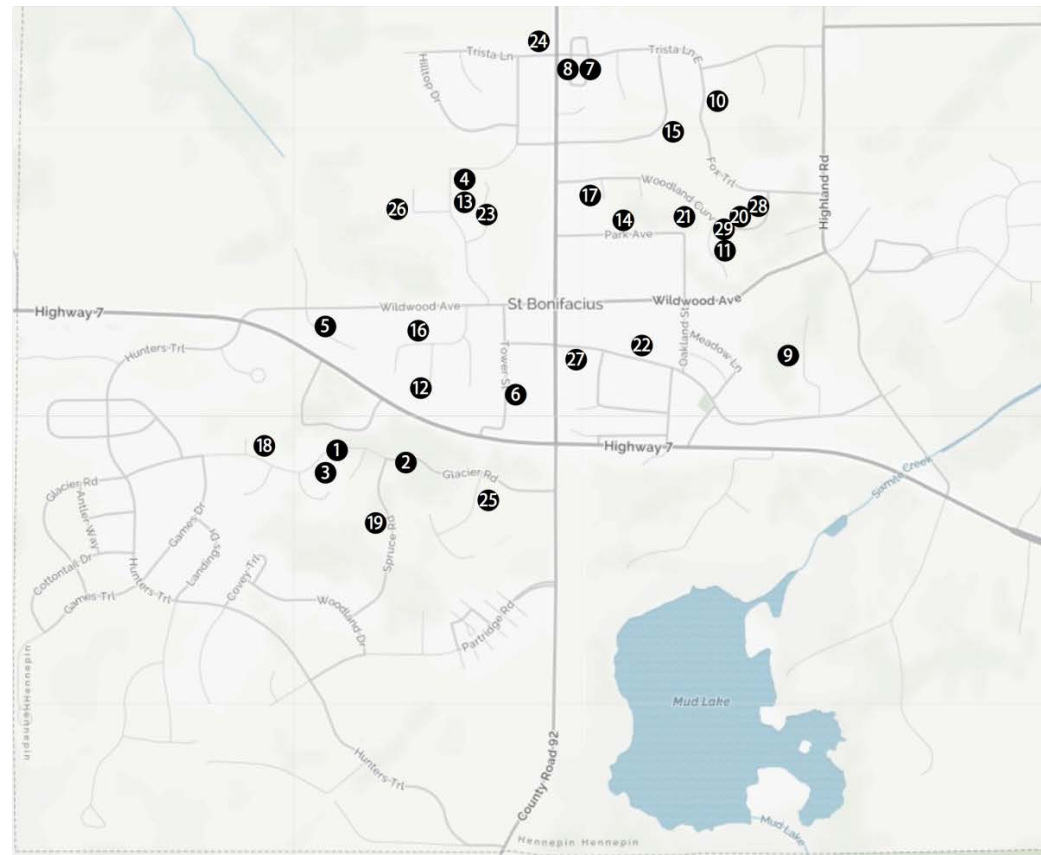


St. Bonifacius City Wide Garage Sales June 23, 24, 25: 2016



LOCATIONS: Watch for the signs!!

- 1 9119 Glacier Rd.
- 2 9100 Glacier Rd.
- 3 9019 Glacier Rd.
- 4 3801 Meadowview Terr.
- 5 9149 Oakwood Rd.
- 6 4076 Tower St.
- 7 3611 Heidelberg Ln.
- 8 3601 Heidelberg Ln.
- 9 4017 Centennial Ave.
- 10 3629 Fox Tr.
- 11 3904 Pine Ln.
- 12 4137 Elmwood Cir.
- 13 3835 Meadowview Terr.
- 14 8638 Park Ave.
- 15 8701 Hillview Dr. E.
- 16 4043 Elmwood Dr.
- 17 3801 Evergreen Ln.
- 18 9232 Glacier Rd.
- 19 4335 Spruce Rd.
- 20 8530 Woodland Curve
- 21 8579 Woodland Curve
- 22 8640 Kennedy Memorial Dr.
- 23 3816 Meadowview Way
- 24 8806 Trista Lane W.
- 25 4269 Forest Road
- 26 3842 Wehle Place
- 27 8717 Kennedy Memorial Dr.
- 28 8510 Woodland Curve
- 29 8549 Woodland Curve



Sponsored by the St. Boni Area Community Development Group



St. Boni - City Wide Garage Sales – Locations – June 23, 24, 25

Map #	Location	Dates/Times	Items to be Sold
1	9119 Glacier Rd.	Fri: 8-3 Sat: 8-1	Furniture, clothes (mens, womens, maternity, some newborn), household items, DVDs, CDs
2	9100 Glacier Rd.	Thurs - Fri: 9 -3 Sat: 9-12	Household items, sports equipment, sports attire, clothes, scarves, purses, books, DVDs, jewelry
3	9019 Glacier Rd.	Wed - Thurs: 8-6 Fri: 8-3	-
4	3801 Meadowview Terr.	Thurs - Fri: 8-6	Misc., some antiques, boat seats, coolers
5	9149 Oakwood Rd.	Thurs - Sat: 9 - 6	Furniture, lots of jewelry, new handbags, samples, antiques, comforters, linens, glass, collectibles, lamps, pictures, tools, estate sale items
6	4076 Tower St.	Thurs - Sat: 9	Electronics, furniture, household items, toddler girls clothes, toys, clothing, bikes, tools
7	3611 Heidelberg Ln.	Thurs - Fri: 9-? Sat: 9-3	Misc. household, toys, infant to adult clothing, furniture
8	3601 Heidelberg Ln.	Thurs - Sat: 9	Microwave, stove, refrigerator (all white), lighted three piece entertainment center, brass headboard, christmas container, misc. household, childs toys, plants
9	4017 Centennial Ave.	Fri - Sat: 8-4:30 Sun: 10-2	Household items, antiques, misc.
10	3629 Fox Tr.	Fri: 8-5 Sat: 8-12	General household items, tools
11	3904 Pine Ln.	Thurs - Sat: 8-6	Fishing, antiques, hunting, collectibles
12	4137 Elmwood Cir.	Thurs - Sat:	Household items, girls clothes size 5/6 and 7/8, mens clothes, womens clothes, welder: mig/tig/heliarc, oxyact kit, btank kit, bench scroll saw, bench grinder, plasma, other misc. Items
13	3835 Meadowview Terr.	Thurs - Fri: 8-5 Sat: 9-1	Girls clothes size 0-10/12, boys clothes size 0-10/12, costumes, toys, puzzles, kids books, Leapster Explorers, misc. household items, sporting goods, bedding, furniture, and more
14	8638 Park Ave.	Sat: 8-4	Clothing, kids toys, misc.



Map #	Location	Dates/Times	Items to be Sold
15	8701 Hillview Dr. E.	Thurs - Fri: 8-6 Sat: 8-12	Furniture, household items, deco, Terry Redlin pictures, name brand clothes: baby to teen boy and girl, toys, games, bikes, sports, equipment, baby items
16	4043 Elmwood Dr.	Thurs - Fri: 8-6 Sat: 8-2	Misc. household, lamps, small kitchen appliances, toddler boys clothes, books
17	3801 Evergreen Ln.	Thurs - Sat: 7-5	Kitchen table, bar stools, basketball hoop, baby clothes boys
18	9232 Glacier Rd.	Thurs - Sat: 8-5	Kids clothes boys and girls, kids toys, kids outdoor stuff, misc.
19	4335 Spruce Rd.	Thurs - Fri: 8-4	Some tools, household items, lawn tools, some electronics
20	8530 Woodland Curve	Thurs - Fri: 8:30-4	Kids books, toys, clothes, pack n'play, household items, glass table, a few tools
21	8579 Woodland Curve	Fri: 9-6	Girls clothes size 10/12, dollhouse, figure skates women's size 6, books, toys, much more. Pop and bake sale items with proceeds for Haiti Project Medical Clinic and School.
22	8640 Kennedy Memorial Dr.	Thurs - Fri: 8-5 Sat: 8-12	Household items, clothes, furniture, some tools
23	3816 Meadowview Way	Thurs - Fri: 8-4 Sat: 8-12	Moving sale including: antiques, pool table, book shelves, storage cabinets, desk, american doll items, small dolls, new baby clothing, jewelry
24	8806 Trista Ln. W.	Thurs - Sat: 8-5	Power tools, fishing lures, fishing poles, clothes, medical walkers, golf clubs, smoker, misc.
25	4269 Forest Rd.	Thurs: 8-6 Fri - Sat: 8-2	Sofa, tv stand, lamps, bedding, rugs, shoe holder, patio umbrella, plants and garden pots, SM to XL mens and womens clothing and shoes, some baby items, misc.
26	3842 Wehle Place	Thurs: 8-5 Fri: 8-12	Multi family sale, lots of household decor, toys, boys clothes Nike and Underarmour, junior girls clothes pink, shoes womens size 5.5 name brand, Toro lawnmower, furniture, mens clothes-dress shirts, polos, size S
27	8717 Kennedy Memorial Dr.	Thurs - Fri: 7:30-6 Sat: 8-12	Multi family sale, boys clothes, nbt up, girls clothes, mens & womens clothes, toys, shoes, small electronics, & much more
28	8510 Woodland Curve	Thurs: 8-5 Fri: 8-3 Sat: 7-11	Household items, lots of kids toys (little people, kitchen art table, bikes), girls clothing NB-8, furniture, bookshelves, dressers, couches-all priced to sell! Hot/cold corn packs/neck rolls being sold by 9 yr old w/all profits donated to Corner of Kindness in St. Boni.
29	8549 Woodland Curve	Fri, Sat: 8-4	Generator, furniture, HHG's, tween clothing, sm & lg adult, baseball & softball equip, tween games and game systems



Open Forum

April 16, 2018

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Homeowner Comments or Concerns

Please limit each concern to 3 minutes.

Please be courteous to fellow Homeowners, Board and Management.



Storage Waste Containers

This program was started by home owner requests not by the board .

The HOA has never said you cannot store waste containers outside of your home.

If you want to store waste containers outside your home

Please submit an ARC for approval and build an enclosure that match's the exterior of the home and high enough to hide the waste containers



Adjournment

April 16, 2018

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