



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

Board Members Present: Roger, Bill, Katie, Chad, and Tom
Management Present: Melanie Lawrence from Compass Management.

Call to order at 6:33 pm

Minutes approved as is: Motion by Katie, Chad 2nd

Management Report

Pond Maintenance:

Discussion of pond signs, and if we're assuming responsibility of the ponds, by placing the signs out for "Enter at Your Own Risk"

Recommendation to push it back on the city to put signs out, since at this point they have not given us any clarification of what our responsibility is. Roger is going to reach out to Mike Verone, City of Minnetrista administrator, to see what the city will do.

Suggestion to check if there is any case law that shows HOA's being sued for not posting signs in their ponds. Hold off until Roger talks to the Administrator.

In the meantime, send out an email reminder to homeowners that pond access is "Enter at Your Own Risk". Also include in the email reminder about storing trampolines over winter.

Prairie Restoration:

Management met with Prairie Restoration Inc, and received the recommendation to leave it alone. The cost to restore Outlot A into prairie would cost upwards of \$1.5 million. The Board agrees with the recommendation, and does not see a need to move forward with any further work to the outlot. This decision will be relayed to Tom B.

Tree Replacement:

Complete, but Roger does not recommend using them Gerten's again in the future. They did not bring enough soil to add around the trees, and he had to purchase extra dirt to fill the holes.

Beaver Trapping:

Wildlife Management Services placed multiple traps around the area of concern, and checked them three times. No beaver were trapped, so the traps have been pulled. It is assumed that the beaver have moved on, or something or someone else has removed them from the property.

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c/o Compass Management Group, Inc

3370 Annapolis Lane N, Suite C Plymouth, MN 55447 Phone: (612) 888-4710

Property Manager: Melanie Lawrence Email: melanie@compassmanagement.com



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Governing Document Re-write:

Compile a group to review the draft of the Governing Documents once they're ready. Send an email to see if any homeowners are interested in helping with this. The receipt of the draft should be within the next 1-2 months.

9670 Gander:

Request to have the fines reduced that have been charged back for not submitting a completed ARC Application for their roof replacement. Vote passed to charge back the legal fees, and waive the fines. At this time legal fees are \$645, and fines assessed are \$540. Additional legal fees will have been incurred in the month of October, and these will also be included in the amount charged back to the homeowner.

Audit and Tax

Vote to move forward with a 2-year commitment for audit and tax prep. Motion to approve: Jamie, Second: Tom

It was decided on to skip the November and December meetings due to conflicts with holidays. We will resume with our January quarterly meeting on January 21, 2019. We will update the website for no meetings in November and December.

Meeting Adjourned: 7:55 pm

Submitted by:

Melanie Lawrence
Association Manager
Compass Management Group, Inc