



# Hunters Crest Homeowners Association

## Minnetrista, Minnesota 55375

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**February 18, 2019**

**Board Members Present:** Roger, Jamie, Bob, Bill, Chad, Tom, and Katie

**Management Present:** Melanie Lawrence from Compass Management

**Legal Counsel Present:** Karl Robinson of Toohey Law Firm

Call to order at 6:31 pm

Motion to approve the minutes: Bob and 2<sup>nd</sup> by Jamie

### **Management Report:**

Property Visits: Modify property visits to not include pictures with notices that are sent. Motion by Tom, Chad seconded.

Discussion of the Rewrite Committee Meeting

Adjust website to have a button in top right of home page for "Homeowner Portal"

Solar Energy System Guidelines: Modify to include Black on Black framing and panels. With modification, Katie motions to approve, Tom seconds.

9259 Hunters Court – Solar Panel installation is approved with provided information

9580 Glacier Rd – Fence Exception Request – The Board voted no to the fence, but would require a 4ft fence in chain link or wrought iron if still proceeding with the pool installation, with an ARC. Motion: Jamie 2<sup>nd</sup>: Tom

9670 Gander Lane: Paint playhouse to reasonably match the house by June 1. Motion: Jamie 2<sup>nd</sup>: Tom

Insurance Policy Renewal: Liability insurance has no increase, but D&O has a \$35 increase.

Motion to approve auto-renewal: Bob, 2<sup>nd</sup>: Tom

Annual Meeting Date & Location: Fresh Water Church, April 15<sup>th</sup>. Sign-in at 6:00 pm, start at 6:30. Include audio technician, and table set up on floor at front of auditorium.

Tree Request: 9619 Gander Lane – Voted and approved to *not* put in a tree due to the current spacing between the existing trees.

Tree Care – Maintain the tree budget to carry over each year so that there is a running total to care for trees. Put money in operating reserve or reserve fund, whichever one is appropriate.

Motion: Jamie 2<sup>nd</sup>: Tom

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### **Hunters Crest Homeowners Association**

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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2019/2020 Budget: Approved with modification to add line item of Management Extras.  
Motion: Bob, 2<sup>nd</sup>: Bill

2019-2021 Grounds Contract reviewed: Send via email for approval

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Governing Document Discussion and Questions for Karl with Toohey Law Firm:

Bylaws:

Clarification: Article IX, Section 1, d.

Declaration:

Article II, Section 9: "Other Vehicles" add "ie:" after automobiles that are inoperable.

Article IV, Section 2, a: Change from 60 to 14 days

Section 3, Do we need the last half in order to take legal action if there is a safety hazard? Is that legal for a single-family association?

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Communication: Specify in the docs what can be communicated electronically, and what is required via usps

Add verbiage to require Resale Disclosure Certificate

Meeting Adjourned: 9:35 pm Motion: Chad, 2<sup>nd</sup>: Bob

Submitted by:

Melanie Lawrence

Association Manager

Compass Management Group, Inc