



# Hunters Crest Homeowners Association

## Minnetrista, Minnesota 55375

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June 17, 2019

**Board Members Present:** Roger, Jamie, Bill, Rick, Mark and Katie – Bob not in attendance

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

**Homeowners Present:** None

Call to order at 6:32 pm

**Homeowner Input:** None

Motion to approve the minutes: Roger motioned, Rick 2nd

### **Management Report:**

Property Visits: One completed one May 20<sup>th</sup> and June 4<sup>th</sup>.

### **Maintenance:**

**Asphalt Bids:** Bids are being acquired to patch and crack seal the entire length of Hunters Trail walking trail, as well as the section between Hunters Ct & Glacier Cir.

**NURP Pond Grounds Maintenance:** Intersection of Landings & Partridge parcel has suspiciously come under the ownership of the association. Contact Henn Co to find out how the parcel was transferred, and determine how to transfer it back.

### **Administrative:**

#### **Governing Document Rewrite:**

Committee met on June 4<sup>th</sup>, and made the final revisions to the Bylaws and Declaration. The final drafts will be reviewed by both the committee and the Board at the July 15<sup>th</sup> meeting, with the hope of dispersing to homeowners by the end of July. A special meeting will be scheduled as well, with notice going out to homeowners with the final drafts.

#### **Fence Style Modification:**

Based upon the decision at the May meeting, fence style EFF-20 has two different picket spaces. Approved spacing is 3 13/16" and not the 1 5/8" spacing.

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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

**Architectural:****ARC Violation:**

Pheasant Crossing – In-ground pool with no fence

- Send one more letter as a Courtesy Letter, with account statement, certified mail
- Contact Karl – to take action on July 1 if no action by homeowner
- Find out how hard the Association can push in order to get action

**Financials:**

Look into Capital One to increase the Association's interest income. If not an option for non-profit, provide current Mutual of Omaha CD Rates for decision of how to proceed.

**Accounts Receivable:**

9532 Glacier Road – King: Accept \$300 payment proposal, but also include the \$65 demand letter fee. Late fee and delinquent statement fee will be reversed.

Proceed with other recommended legal action.

Meeting Adjourned: 8:48 pm Motion: Katie, 2<sup>nd</sup> Rick

Submitted by: Melanie Lawrence, Association Manager, Compass Management Group, Inc