



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

August 19, 2019

Board Members Present: Roger, Jamie, Bill, Katie and Bob

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: None

Call to order at 6:30 pm

Homeowner Input: None

Motion to approve the minutes: Bob motioned, Katie 2nd

Management Report:

Property Visits: One completed on June 17th, July 1st, and July 15th.

Maintenance:

Asphalt Bids:

1. Professional Asphalt: \$1,500
2. Minnesota Roadways: \$4,565

Request update from Professional Asphalt for all cracks, not just 3/8" and larger. Also request seal coating bids from both for spring.

9377 Partridge NURP Pond: Have Toohey Law Firm look further into how this parcel of land was transferred to the Association without permission by Commerce Bank.

Water Tower Installation: August 5th City Council meeting. Design: Now until Spring. Building: April 2020 until fall. Testing and put into service is April 2021. This is the preliminary schedule, but could change as time goes on. The well/in-ground option was not approved due to the upfront cost.

Hunters Ct Cul-de-sac: Superior has suggested removing the hedge line in the cul-de-sac. A proposal will be provided for review by the board before moving forward with completing the work.

Landings Sidewalk Trees: Letter will be sent to the homes on Landings whose trees are overhanging the sidewalk. Kindly ask that they trim their trees back to allow clearance for the neighbors walking on the sidewalk.

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

Administrative:

Governing Document Rewrite:

All documents were mailed out on Thursday, July 25th, 2019. Minimal responses to date. Recommended that the Board and committee start door knocking to collect votes, and answer questions from homeowners.

Compile a list of concerns expressed by homeowners and answer the posed questions as well. Send as an email to all homeowners, then have available to the board and committee who do door knocking.

Reach out to committee to find out interest for door knocking.

National Night Out:

With extremely short notice, we successfully hosted National Night Out. We believe we had approximately 150-200 in attendance based upon the amount of supplies used. With better coordination next year, with more advance notice, it is likely that the attendance will be higher.

A committee of homeowners should be formed to oversee the planning of NNO, which will report to the Board for approval of plans, and to ensure they remain within the allotted budget.

In email going out to owners about common doc rewrite questions, include info about NNO, and that we're wanting to form a committee.

Architectural:

ARC Violation:

Pheasant Crossing – In-ground pool with no fence

- If fence is not installed by September 1, the current fines stay on the account, and continue to accrue until compliance is met.
- If compliance is not met within a reasonable time following the arrival of the materials, proceed with legal action.

Financials:

Open CD for \$150,000 for 8 months with Mutual of Omaha. Motion: Bob 2nd: Bill

Accounts Receivable:

9718 Gander Lane – Hood: Counteroffer – Accept \$300 initial payment, then \$100/mo payments until account is paid in full, including the 2020 assessment being paid in full and on time. Motion: Bob; 2nd: Jamie

Meeting Adjourned: 9:09 pm Motion: Bill, 2nd Bob

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