



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

September 16, 2019

Board Members Present: Roger, Jamie, Bill, Katie, Rick and Mark

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: Seth Waterhouse – 9509 Pheasant Crossing

Call to order at 6:32 pm

Homeowner Input: None

Motion to approve the July 15, 2019 board work session minutes: Bill motioned, Jamie 2nd

Motion to approve the August 19, 2019 board meeting minutes: Jamie motioned, Katie 2nd

Management Report:

Property Visits: One completed on August 19th, and September 3rd.

Maintenance:

Asphalt Bids: The asphalt vendors have agreed to providing bids for crack sealing and seal coating the entire Hunters Trail and Hunters Court to Glacier Cir. Proposals haven't been provided as of yet, and Compass will follow-up with the vendors late winter/early spring to get it scheduled ASAP.

9377 Partridge NURP Pond: Toohey Law Firm has provided their opinion of how to address the parcel of land that was transferred into the HOA's name from Commerce Bank, without the HOA's consent. It has been determined that to fight it would be much more costly than it's worth, especially considering that the HOA is required to maintain the ponds per the current governing docs, even if the HOA is not the owner of the pond(s).

Water Tower Installation: No new information at this time.

Hunters Ct Cul-de-sac: A proposal was received from Superior. Before proceeding, survey affected homeowners to get their input on removing the hedge line. If no discrepancy, then move forward.

Administrative:

Governing Document Rewrite: The Special Meeting is fast approaching, and limited responses have been received. Either there will be an absorbent amount of people attending the meeting, or there is a lack of care or understanding from the homeowners.

A draft FAQ was provided to the Board for review, and feedback is requested by Wednesday, 9/18 or Thursday, 9/19 so that it can be emailed to all owners by the end of the week. The plan is to send an update to all owners each week up until the meeting, to help answer any questions people have, and to encourage attendance and participation.

Board approved purchasing some sandwich and step-in signs to promote and remind homeowners of the meeting.

Additional board members were provided supplies to complete door knocking to collect votes and proxies.

Architectural:

ARC Violation:

Pheasant Crossing – In-ground pool with no fence

- Send to collections, and inquire with Karl as to what else we can possibly do to push action on behalf of the homeowners, besides suing them.

Accounts Receivable:

3928 Games Drive – If no communication is received from homeowner by 10/1, proceed with foreclosure action

9511 Gander Lane – Send payment plan default letter

9516 Pheasant Crossing – Proceed with collection action

3862 Glacier Court – Current on payment plan

9718 Gander Lane – Counteroffer – \$100/mo payments until account is paid in full, including the 2020 assessment being paid in full and on time.

9612 Cottontail Dr & 9485 Pheasant Crossing – Demand letters in process

Meeting Adjourned: 8:58 pm Motion: Katie, 2nd Jamie

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