



# Hunters Crest Homeowners Association

## Minnetrista, Minnesota 55375

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**October 21, 2019**

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

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

**Homeowners Present:** Seth Waterhouse – \*\*\*\* Pheasant Crossing

Call to order at 6:34 pm

**Homeowner Input:** Owner posed the question of if/when the HOA would propose amending the documents again. He feels as though the proposed documents are better than what is currently in place, but the uphill battle to get it completed is an understandable feat. If/When this will happen is unknown at this time, but is on the agenda for discussion during this meeting.

Owner also posed a concern regarding the potential cost to maintain the NURP Ponds, whenever the city decides to provide the requirements are. The city has stated they intend to have this information available by the end of the year, but nothing has been provided as of yet. What is the association doing to prepare for the unknown requirement for maintenance? The majority of the reserves are allocated for this maintenance, however it's likely insufficient due to presumed cost to dredge each pond.

Motion to approve the Agenda: Bob motioned, Jamie 2<sup>nd</sup>

Motion to approve the September 16, 2019 board meeting minutes: Rick motioned, Katie 2<sup>nd</sup>

### **Management Report:**

Property Visits: One completed on September 16<sup>th</sup>.

### **Maintenance:**

**Asphalt Bids:** Updated bids will be acquired in late winter/early spring for the crack sealing and sealcoating of the trails.

**Water Tower Installation:** The schedule is posted on the hunterscresthoa.com website, and in January a more detailed schedule will be provided by the city, with a likely completion date in 2021.

**Hunters Court Island Landscaping:** The four affected homeowners were surveyed to see if they saw any issue with removing the hedge line. Two responses were received, and they were split votes. The vote is to remove the hedge and lay sod, but wait until spring.

On Tuesday, October 22<sup>nd</sup>, the Board re-voted by email to approve the removal of the hedge line on Thursday, October 24<sup>th</sup> and lay the sod. Signed contract and notice was provided to Superior.

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**Hunters Crest Homeowners Association**

c/o Compass Management Group, Inc

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

**Tree Maintenance:** Bids from both Superior and TruGreen were reviewed regarding emerald ash borer treatment. Funding for future tree maintenance was also discussed, with the intent of budgeting additional funds to properly care for the ash trees that line Hunters Trail.

**Administrative:**

**Governing Document Rewrite:** The Special Meeting took place on Monday, October 7<sup>th</sup>. The results were:

**Declaration:**

In Favor: 23  
Opposed: 78

**Bylaws:**

In Favor: 43  
Opposed: 67

The Board is favorable to trying again, but unsure exactly when. The recommendation was made to include an informational meeting, or meetings, prior to the vote meeting so that conversations can take place to answer questions regarding the proposed changes.

**Architectural:** Four ARC apps were approved since Sept 17<sup>th</sup>

**ARC Violation:**

Pheasant Crossing – In-ground pool with no fence

- Homeowners are in compliance as of Thursday, October 17<sup>th</sup>. The Board reviewed a statement from the owners that the fines must be reversed. In lieu of a decision, the Board request that the owners attend the January board meeting to discuss further before providing a decision whether any fines would be reversed or not. The Association’s attorney Jennifer Toohey drafted and sent the notice to the owners.

**Accounts Receivable:**

\*\*\*\* Games Drive – Homeowners agreed to the payment plan of \$1,500 down, and \$250/mo until paid in full, with 2020 assessments paid on time. Initial payment was received, but waiting on first \$250 payment.

\*\*\*\* Pheasant Crossing – Provide letter of what is outstanding, with breakdown of fines and legal fees. Provide 15-day deadline to receive communication from them. Provide January meeting as option to discuss further.

\*\*\*\* Gander Lane – Demand letter was sent, and a payment of \$600 was received to bring them current through the September payment.

\*\*\*\* Glacier Court – Current on payment plan

\*\*\*\* Gander Lane – Talk to Karl about the hierarchy

\*\*\*\* Cottontail Dr & \*\*\*\* Pheasant Crossing – Demand letters in process

Meeting Adjourned: 9:23 pm Motion: Bob, 2<sup>nd</sup> Jamie

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