



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

January 20, 2020

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

Management Present: Melanie Lawrence from Compass Management

Homeowners Present:

Call to order at 6:36 pm

Homeowner Input:

Motion to approve the Agenda with addition of Compass contract and patio ARC Application:

Katie motioned, Bob 2nd

Motion to approve the October 21, 2019 board meeting minutes: Katie motioned, Jamie 2nd

Motion to approve providing the Compass Management contract to any owners requesting it, but it will not be published on the website. Roger motioned, Mark 2nd.

Update Compass Management contract to include revisions, and provide via email ASAP to the Board for review. Review and approval will occur via email, and a signature will be acquired from Roger prior to Feb 1.

Management Report:

Property Visits: October 29th, November 11th & 20th, and December 5th & 17th.

Maintenance:

Asphalt Bids: Updated bids will be provided at the March meeting.

Tree Maintenance: Owner of **** Partridge observed replacement of a boulevard tree across the street from them, and expressed concern over their boulevard tree, due to the main chute being dead, yet camouflaged by another chute next to it. The owner is requesting replacement by the Association due to the state it's in.

Relay to homeowner that we will reassess the tree in the summer and determine what will be done with it during the next tree replacement/pruning. If it's deemed at that time to need replacement, it will be replaced with a 2" tree.

Possibility of City completing inoculations for emerald ash borer, but more information to come.

Compass to contact the City of Minnetrista to gain clarification on tree inoculation responsibility, and also understanding of the Association's requirement for NURP Pond maintenance.

Water Tower Installation: Schedule is pushed out three months, with a proposed start in late 2021.

Governing Doc Rewrite: Consensus is to hold off for approximately one more year. Answer questions at annual meeting, determine afterwards how much interest there is in rewriting the documents, and assess interest for new committee members.

Mailbox Replacement: Notice was received from an owner that their son hit a mailbox post on Pheasant Xing with his car, and damaged it. The mailbox system was completely replaced due to the damage that was sustained to the post, and signs of rot on the upper portion. The owner disputes their responsibility to pay for the replacement of the upper portion of the mailbox since it was only replaced due to rot and not from the impact.

Motion to approve the Association pays 25%, owner pays 75%. Bill motion, Jamie 2nd

Table the discussion of the maintenance review for

Administrative:

Architectural: One ARC app was approved since Oct 21st.

ARC Violation:

Pheasant Crossing – In-ground pool with no fence

- Homeowners did not attend the meeting to discuss their outstanding fines, and therefore, all fines stand and will not be reversed.

Accounts Receivable:

**** Pheasant Crossing – No payments received for outstanding fines.

**** Gander Lane – Owner proposed a payment of \$600 in lieu of a full payment due to other financial responsibilities they have. The Board did not make a decision of how to proceed due to time restraint.

**** Games Drive – Homeowner is delinquent on payment plan. Have attorney send default letter to request payment and attempt to get them current on payment plan.

**** Gander Lane – Owner is current on payment plan.

**** Glacier Road – Owed amount is for replacement of mailbox system due to damage sustained from vehicle.

**** Pheasant Crossing – No action needed at this time.

**** Glacier Court – Paid in full

2020-2021 Budget: Approved budget as presented, except with the request to break out National Night Out to its own line item, and remove the 6543 Pond Maintenance line item since pond maintenance is included in the reserve fund. Katie motioned, Bill 2nd

Meeting Adjourned: 9:56 pm Motion: Jamie, 2nd Bill

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