



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

April 20, 2020

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

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: 9667 Gander Ln – Root, and 4628 Games Trl - Penzkover

Call to order at 6:34 pm

Homeowner Input:

Owner #1 – Joined to discuss the fines they were assessed for their icehouse, as well as their exterior modifications without an approved ARC application.

Owner #2 – owner has a paved driveway next to 3rd garage stall, which has been there since before he purchased the home. He was sent a Courtesy Notice for parking an operable vehicle in it, but snow piles inhibited the inspector's ability to see that it was a paved driveway. Board approved he can use the driveway as he wishes, but within the regulations of the Association.

Motion to approve the Agenda: Katie motioned, Bill 2nd

Motion to approve the January 20, 2020 board meeting minutes: Jamie motioned, Roger 2nd

Management Report:

Property Visits: February 3rd, March 3rd and March 25th.

Maintenance:

Asphalt Bids: Bids were reviewed by the Board, and they requested additional details for the Expert Asphalt bid as they were not provided in the proposal. Request to acquire details by Thursday, April 24th, and provide to Board for a vote by email.

Email vote results on April 28th: Majority vote was in favor of Expert Asphalt bid, for a price of \$13,965.

Mailbox Replacement: Bids were provided from three contractors to complete the repairs/replacements of the mailboxes that are in need of attention this year. Since it's unknown how many mailboxes this includes, board member Mark offered to compile a list of all mailboxes and structures needing attention. An email should also be sent out to owners notifying them of this inspection, and to also report any problems that they're aware of with their own mailbox. Once the list is compiled, then the Board will determine which contractor to proceed with.

Tree Maintenance:

Confirmation was received from Gary with the City of Minnetrista that the City does not at this time intend to treat all trees within Minnetrista for emerald ash borer. He clarified that the City will most likely help residents with removal when EAB hits, but not with treatment.

Mayoral candidate and current city council member Shannon Bruce stated that trees were on the agenda for discussion at the April 20th city council work session. The Board requests further information regarding if funds are available through the City for the treatment of HOA trees, or are we too late to request funding? Response will be provided response from Shannon via email.

Administrative:

ARC Violation:

****: After a review of the discussion with the homeowners, the decision is that daily fines remain on account and are due by May 15th. Include reminder of temporary exceptions, and how they work.

ARC application approved as-is. No further action required by owner. Motion: Bill - 2nd: Jamie

Miscellaneous Correspondence:

- **** Games Trail: Owner reported that neighbors are using pond water to water their lawn, but the pond is co-owned by herself and neighbors. Owner has no issue with them using the water, but the concern is that their lawn and house have developed a rust color due to the use of the pond water, and she is concerned it may affect her ability to sell her home in the future.

Board and HOA cannot stipulate how the neighbors use the pond water since they own it

- **** Glacier Road: Owner notified us that the water level in the wetland behind them has risen approximately one foot this spring, and they also have very active muskrats and beavers. They requested that the HOA take action to remove the beavers. The Rodent Removal Policy was provided to the owner, which stipulates that owners are responsible for hiring a company to remove the beavers and/or muskrats, and the HOA will reimburse them for a portion of the cost.

Board reviewed, and agreed that the policy still stands, and if the homeowner wants to take action, they would have to hire a licensed vendor to do so. If any animals were to be caught, reimbursement would be provided.

Financial:

Account Balances:

Total cash on hand as of February 29th, 2020: \$208,063.06

Total cash on hand as of March 31st, 2020: \$262,654.66

Certificate of Deposit Renewal: A CD was purchased last year in the amount of \$150,000 for 8-months at 1.98%. Notice of renewal was received, and a renewal rate of .45% was quoted from Mutual of Omaha. Board agreed to close CD, and place funds in Operating Reserve account. Motion: Roger – 2nd: Katie

Accounts Receivable:

**** Pheasant Crossing – Owners provided a settlement offer in the amount of \$1,000. The Board declined their offer and require full payment within 14-days. If no payment is received, then proceed with collection action. Motion: Jamie – 2nd: Roger

**** Gander Lane – Reach out directly to owner to inquire if they have an updated payment plan option.

**** Games Drive – Board approved sending default letter, due to the owner’s default on their payment plan

**** Pheasant Crossing – Board reviewed owners request to have legal fees waived. Request was denied, and all legal fees are owed to the Association.

Meeting Adjourned: 9:45 pm

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