



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

May 18, 2020

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

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: Matt Ray – *** Landings Way

Call to order at 6:30 pm

Homeowner Input:

Owner requests to have the required materials for play structures reviewed and possibly modified in order to have a structure that lasts more long term than the 'Rainbow' style play structures that are currently allowed. Proposed an earth tone metal play structure with matching plastic attachments, made by the same company as the city park play structures.

Motion to approve the Agenda w/ addition of **** Games Trail Courtesy Notice response under new business: Katie motioned, Roger 2nd

Motion to approve the April 20, 2020 board meeting minutes: Jamie motioned, Bill 2nd

Management Report:

Property Visits: None due to shelter in place order by Governor of Minnesota.

Maintenance:

Asphalt: Notice was provided to Expert Asphalt that their bid was approved, and the down payment has been remitted. We await their notification of when the work is scheduled to start at which time the grounds and irrigation contractors will be notified as well as the owners.

Mailbox Replacement: As of the meeting, the majority of the mailbox review was complete by Mark. A follow up email will be sent with the final results, and the Board will review at the June meeting.

Tree Maintenance: City of Minnetrista has a tree fund. Decision is to wait one more year, then treat trees, also with the hope of attaining City funds.

Administrative:

ARC Applications: 16 approved since April 20th meeting

ARC Violation: None

Miscellaneous Correspondence:

**** Landings – Owner is requesting revision to requirement for wooden ‘Rainbow’ style playset, and consideration for an earth tone painted metal.

**** Games Dr – Owner received Courtesy Notice for owning too many dogs. Three dogs were cited, and the Declaration only allows for two. Owner provided updated information from the city regarding the allowance for more than two dogs, and apologized for not reviewing the Association’s regulations before adopting the third dog.

- Board reviewed and request a response be provided to the owner including Declaration Article II, Section 8 which states the maximum pets allowed per home. Include additional information that the Board’s hands are tied by the Declaration, and cannot approve anything beyond it, and that all owners must be compliant.

National Night Out - Notice was received from the City of Minnetrista that national night out is postponed until Tuesday, October 6th. Board advised waiting for now to form a committee, and will review in the coming months whether it’s feasible to participate this year or not.

Financial:

Account Balances:

Total cash on hand as of April 30th, 2020: \$301,159.66

Accounts Receivable:

**** Pheasant Crossing – Another appeal for the outstanding fines was received and reviewed by the Board. Motion by Rick and 2nd by Roger; have Toohey Law Firm send one final demand letter specifying that if all legal fees are paid to date within 7 days, the fines will be waived. If not accepted and no payment is received, all legal fees and fines will remain on the account and the Association would be forced to take further collection action with the intent to place a lien on the property and foreclose on the lien. Stress that foreclosure is very expensive. No further appeals or negotiations will be entertained, and any additional legal fees incurred will be assessed to the owner.

**** Gander Lane – Karl from Toohey Law Firm advised not writing off the outstanding balance, and to leave it be in the event the owner decides to sell so that the Association’s lien can be collected at that time.

**** Games Drive – No action at this time.

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

Meeting Adjourned: 9:18 pm

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