



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

July 20, 2020

Board Members Present: Jamie, Bill, Katie, Bob, Rick, and Seth

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: None

Call to order at 6:30 pm

Homeowner Input: None

Motion to approve the Agenda w/ addition of trash enclosures under unfinished business

Motion to approve the June 16, 2020 board meeting minutes. Motion – Bill, 2nd - Rick

Management Report:

Property Visits: June 23rd & July 16th

Maintenance:

Mailbox Replacement: Approved contractor was notified that their bid was approved, and based on their current schedule, the repairs/replacements should take place the end of summer.

Tree Maintenance: Bids were provided from Rainbow Tree Care to treat some maple trees at the property that are showing signs of chlorosis, as well as a bid to preventative treat the ash trees for emerald ash borer.

A follow up to Rainbow was requested to verify the ideal timing for treatment of EAB, and how imperative it is to treat yet this year. The response will be provided at the August meeting.

Tree Policy: A discussion was had regarding the need for a clear-cut tree policy that specifies what is the Association's responsibility, and what is the homeowner's responsibility for tree care and replacement. Rick is going to work on updating the current policy and provide an update at the August meeting.

Administrative:

ARC Applications: 11 approved since June 16th meeting

Miscellaneous Correspondence:

- **** Glacier Rd - Notice was received from the owner that they continue to have an issue with beavers and muskrats in the pond behind their home. They request the Association hire a company to trap the wildlife and remove them from the property. Based on the

location of the pond and the Rodent Policy, the Board stood by their previous decision that any removal of the wildlife would have to be contracted by the owners, and they can remit proof of removal and request a reimbursement. Notice will be provided to the owner after the meeting of the Board's decision.

- **** Gander Lane – Owner presented a couple of alternative options for a trash enclosure, but none were approved. It was requested that something closer to the police K-9 enclosure be presented, as it compliments the home and does not have a temporary appearance.

Annual Meeting: A legal opinion from Karl Robinson of Toohey Law Firm was reviewed regarding the feasibility and legal requirements to hold the annual meeting of members. It was advised that a prearranged Election Committee meet together to count the ballots received, which would be visible during a virtual annual meeting where other homeowners and the Board would be present.

The idea was presented to hold the annual meeting at Freshwater church, but the only ones in attendance in person would be the Election Committee and any board members that would be comfortable meeting in person. It was requested to reach out to the church to see if they would allow this, and present the response at the August meeting.

Board Positions: Due to the unexpected death of Roger von Holtz, the Board President position remains open on the Board. A motion was made for Vice President Jamie Heins to fill the position, he accepted, and the motion carried. Also, due to the vacant seat on the Board, homeowner Seth Waterhouse was unanimously approved by the Board to join as a Member at Large, and his term will expire at the next annual meeting, as that is when Roger's term was set to expire. The VP position will remain vacant until the annual meeting and be reassigned at that time.

The hunterscresthoa.com website will be updated to reflect the board member adjustments.

Financial:

Account Balances: Total cash on hand as of June 30th, 2020: \$303,884.60

Accounts Receivable: Balance as of June 30th, 2020: \$9,138.92

**** Gander Lane – No further action necessary at this time.

**** Games Drive – No June or July payment received. Board motioned and approved sending the owner a payment plan default letter. Toohey Law Firm will be notified.

**** Games Drive – Home is in mortgage foreclosure. Sheriff's sale is set for July 27th. Outstanding account balance will be paid shortly thereafter. No action is necessary at this time.

- Board motioned and approved to send demand letters to the owners who have not paid their 2020 annual assessments, and not communicated with management any requests for alternative payment options. Notice will be provided to Toohey Law Firm.

Meeting Adjourned: 8:55 pm

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