



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

September 21, 2020

Board Members Present: Jamie, Bill, Katie, Bob, Seth, Rick & Mark

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: **** Gander Ln – Gina, Rick & Dave

Call to order at 6:31 pm

Homeowner Input: **** Gander Lane – attended to appeal the decision made by ARC committee to deny the proposed location of their custom dog house.

Motion to approve the Agenda. Motion – Rick, 2nd - Jamie

Motion to approve the August 17, 2020 board meeting minutes. Motion – Rick, 2nd - Bob

Management Report:

Property Visits: August 26th & September 10th

Maintenance:

Tree Maintenance: EAB treatment is in process for all common area trees and should be completed soon. Total cost for EAB treatment was \$11,474.80.

Previous proposal from Rainbow was reviewed for other tree needs, such as removal, replacement or treatment. Total cost is \$3,785.02, yet it doesn't address all homeowner lot boulevard trees. Approval to remove dead oak for \$275

Tree @ ** Covey Trail:** Owner requested that their boulevard ash tree be replaced because it is sickly due to being planted too deep by the developer. Request is denied.

Mailbox Repairs: Lee Pennington joined the meeting to discuss his proposal to repair the mailboxes. Lee will send us his list, which will be immediately forwarded to the Board. Mark will review, and compare his notes with what Lee has noted. In the interim, Lee can address all units that are crooked and replace mailboxes on Elk Circle.

NURP Pond Maintenance: The City of Minnetrista provided notice of the need to have inspections completed on three ponds, and what's required to do so. A bathymetric survey must be completed by a qualified survey or engineering company, which details the sediment and water levels in order to determine if dredging is required or not.

Proposals have been requested with multiple companies, and once received they will be provided to the Board for review, with the goal of completing the inspection in the spring.

Hunters Crest Homeowners Association

c/o Compass Management Group, Inc

3370 Annapolis Lane N, Suite C Plymouth, MN 55447 Phone: (612) 888-4710

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

Administrative:

ARC Applications: 10 approved since August 17th meeting

ARC Violation: **** Gander Lane – Reviewed the details presented by the owners. Decision is to require the dog house to be moved to the back yard or side yard by Sunday October 18th. Explain the underlying reason why, and the rationale. Motion: Jamie – 2nd: Bob, 4 agreed, 1 opposed

Signs: After a review of the Declaration and Rule regarding signs, it was determined by a majority vote to not pursue enforcement of the sign regulations for political, school and for sale signs.

Annual Meeting: Decision to not hold it for the 2020-2021 fiscal year. Provide notice to the community with a clear explanation as to why it's not being held.

Board Positions: Motion to appoint Katie as Vice President. Motion: Bill, 2nd: Mark

Rules & Regulations: Postpone for now until it's determined how to proceed with the governing documents.

Financial:

Account Balances: Total cash on hand as of August 31st, 2020: \$273,851.01

Accounts Receivable: Balance as of August 31st: \$5,048.92

Motion to send a second demand letter to **** Cottontail, **** Games Dr and **** Glacier Rd, and a payment plan default letter to **** Games Dr. Motion: Katie, 2nd: Jamie

Motion to approve the audit: Motion: Jamie, 2nd: Bob

Meeting Adjourned: 9:48 pm Motion: Jamie, 2nd: Rick

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