



Hunters Crest Homeowners Association

Minnetrista, Minnesota 55375

January 18, 2021

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

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: None

Call to order at 6:32 pm

Homeowner Input: None

Motion to approve the Agenda. Motion: Bob, 2nd: Bill – Motion carries

October 19th Minutes were approved via email on December 14th, 2020

Management Report:

Property Visits: October 28th, November 3rd & 17th, December 15th and January 13th

Maintenance:

NURP Pond Maintenance: Bill & Seth are going to visit the City office together in an attempt to acquire additional pond documentation, and meet with a City representative. The results of this visit will determine how the Board will proceed with the request from the City to have the bathymetric surveys completed.

Administrative:

Grounds Contract: Requests for proposal were submitted to eight contractors. Two were received that were higher than Superior. Motion to approve previously received renewal from Superior. Motion: Bill; 2nd: Rick – All in favor - Motion carries

Management Contract Renewal:

- Reduction of meetings to quarterly rather than monthly
- Compensation remains at \$1,800/mo
- Manager will record Minutes at all meetings at no additional expense
- Manager will process and mediate ARC applications with ARC committee up to 75/yr. If annual cap is met, Manager will charge \$50 per application.
 - Manager is allowed to review and approve all applications for roofs, windows, minor exterior changes (ie: doors, lighting fixtures, trim painting), mulch, minor landscaping changes, and temporary pools, as long as all association requirements are met. Manager approved applications will not count towards the annual cap.
 - Manager will provide monthly recap of ARC activity via email to the board

Motion: Seth; 2nd: Rick – six in favor, one not in favor – Motion carries

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

Financial:

Account Balances: Total cash on hand as of December 31st, 2020: \$230,470.42

Accounts Receivable: Balance as of December 31st, 2020: \$5,656.42

**** Glacier Rd: Foreclose on Association's lien per Toohey Law Firm's recommendation.
Motion: Rick; 2nd: Jamie – All in favor – Motion carried

2021-22 Draft Budget: Motion to increase the annual assessment to \$325/owner. Motion: Rick;
2nd: Katie – All in favor - Motion carries

Meeting Adjourned: 9:01 pm Motion: Jamie, 2nd: Rick – All in favor – Motion carries

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