



# Hunters Crest Homeowners Association

## Minnetrista, Minnesota 55375

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**April 12, 2021**

**Board Members Present:** Jamie, Mark, Rick, Bill, Katie, Jolene and Seth

**Management Present:** Melanie Lawrence from Compass Management

**Homeowners Present:** Tim Scholla, Brianna Kvam and Alex Dittrich.

Call to order at 6:09 pm

### **Homeowner Input:**

- Homeowner attended to discuss their outstanding trailer violation. The timing of when the violation was noted, as well as enforcement of the Declaration and Rules & Regulations were discussed at length.

Motion to approve the Agenda. Motion: Katie, 2<sup>nd</sup>: Jamie – Motion carries

Motion to approve the January 18<sup>th</sup> Minutes. Motion: Rick, 2<sup>nd</sup>: Bill – Motion carries

### **Management Report:**

Property Visits: February 16<sup>th</sup>, March 11<sup>th</sup> & 24<sup>th</sup>, and April 6<sup>th</sup>

### **Maintenance:**

**NURP Pond Maintenance:** Due to all of the variables with the potential maintenance of the ponds, yet unclear understanding of certain aspects of where the line is for maintenance, the Board approved establishing a Pond Committee to delve deeper into things. An email will be sent to owners to request volunteers to serve on this committee. Seth and Bill volunteer to serve on this committee, at least to assist in getting it started.

### **Administrative:**

**Board Positions:** Bob Rabin resigned from the board March 1, which left a vacant seat that had to be filled. The Board reviewed two candidates, and chose Jolene Lund to fill the vacant seat. The other candidate, John Kjome, has accepted an invitation to serve on the ARC Committee. With Bob's resignation, the treasurer role needed to be reassigned.

Board approved Rick Anderson switching from Secretary to Treasurer, and Jolene Lund will be the Secretary.

**Annual Meeting:** Board approved holding the Annual Meeting outdoors at one of the parks on Tuesday, August 10<sup>th</sup>, with rain backup days of August 12<sup>th</sup> & 17<sup>th</sup>

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**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

\*\*\*\* **Merganser Drive:** The Board reviewed the details of the discussion with the homeowner from the outset of the meeting, and approved waiving the fines one-time only with the inclusion of a letter to the owners stating that, as well as that fines would resume if a violation were to be noted again in the future. Vote results: 4-approve, 2-disapprove, 1 abstain

\*\*\*\* **Games Trail:** Request to have a boulevard tree added to their lot as it was believed that one was never planted by the developer. Board declined request, as it's not the Association's fault for the developers negligence.

\*\*\*\* **Pheasant Crossing:** Owner requested an exception this year for early set-up and use of temporary pools. The Board unanimously approved to allow them as early as May 1 rather than May 15.

### **Financial:**

**Account Balances:** Total cash on hand as of March 31<sup>st</sup>, 2021: \$293,503.09

**Accounts Receivable:** Balance as of March 31<sup>st</sup>, 2021: \$5,324.25

- No action necessary at this time on AR balances

Next Meeting: Monday, July 12<sup>th</sup>, 6:00 PM

Meeting Adjourned: 8:39 pm

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