



January 25, 2022

Board Members Present: Jamie, Bill, Katie, Seth, and Mark

Management Present: Melanie Lawrence from Compass Management

Homeowners Present: Justin Lee – 9478 Gander Ln

Vendors Present: Leah and Bridget from MN Solar

Call to order at 6:05 pm

Homeowner Input:

- Homeowner: Submitted ARC application for solar panels, but application was denied because the color of the roof did not comply with the Solar Panel Guidelines for streetscape side solar panels.

Approval of the Agenda. Motion: Katie, 2nd: Jamie – Motion carries

Approval of the October 18th Minutes. Motion: Bill, 2nd: Jamie – Motion carries

Management Report:

Property Visits: October 26th, November 4th & 16th, December 15th and January 20th.

Maintenance:

Mailbox Maintenance: Zone 1 is mostly complete. All structures that needed boards replaced have been completed, but those requiring staining of the existing structures have not yet been completed.

Tree Maintenance: Proposal from Rainbow Tree was received for the bi-annual emerald ash borer treatment. The proposed cost is \$13,680.01, which is within the budgeted amount for tree care. Motion to approve: Bill; 2nd: Katie – Motion carries unopposed

Administrative:

Management Contract Renewal: Two updates were proposed for the February 1, 2022, contract renewal.

1. Manager will attend quarterly board meetings *virtually*.
2. Monthly management fee will increase \$100/month.

Motion to approve: Katie; 2nd: Jamie – 4 votes approval, 1 abstained

Open Board Seat: Rick Anderson has resigned from the Board of Directors as a result of selling his home in Hunters Crest. Two candidates were considered to fill the open seat, John Kjome and Tim Scholla. After extensive discussion, John was chosen. Motion: Mark; 2nd: Katie – Motion carries unopposed

Board Positions will be determined via email after notifying John.

Solar Panel Guidelines: The Board reviewed the Solar Panel Guidelines, particularly Section 1d regarding the requirement for a roof to be black or charcoal gray for street scape facing solar panel installation. It was agreed to remove this line entirely and allow installation on any color shingle that complies with the ARC guidelines for complimentary roof colors. Motion: Seth; 2nd: Jamie – Motion carries unopposed

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

Once the new Guidelines are signed by Jamie, they will be posted to the www.hunterscresthoa.com website so they are accessible to all owners.

9478 Gander Ln Solar Panel Application: As a result of the Board's decision to amend the Solar Panel Guidelines, the ARC application was unanimously approved for 9478 Gander Ln.

Website Update: In an effort to reduce Association expenses, the Board reviewed options for updating the website. It was agreed that at this time the best plan of action is to keep the website design as-is, but to see if the management of the website can be transferred to Compass Management instead of Wildwood Design. If that's an option with the current setup of the website, then it was requested that a board member be trained on editing the website as well as a backup.

Annual Meeting: Board agreed it's in the best interest of the community to postpone the annual meeting to a later date in the first quarter of the fiscal year, which would likely be May or June. The goal would be to hold it again at Freshwater Church in Waconia, but at a time when Covid cases are lower and there is less risk for large gatherings.

Financial:

Account Balances: Total cash on hand as of December 31st, 2021: \$288,139.53

Accounts Receivable: Balance as of December 31st, 2021: \$4,611.99

- **** Gander Ln – Owes \$3,806.99 - Board reviewed correspondence from Owner and Attorney. Settlement offer from Owner in the amount of \$900 and release of lien was denied.
 - Counteroffer: Payment plan of \$300 initial payment, then \$100 monthly payments until account is paid in full. This shall include payment of the annual assessment on time each year in addition to the \$100 monthly payment. If the annual assessment is paid on time, no late or delinquency fees will be assessed on the remaining account balance included in the payment plan, pending the monthly payments are received as scheduled. If the annual assessment is *not* paid on time, the account is subject to late and delinquency fees. These late and delinquency fees are separate from any additional collection fees that may be incurred from the attorney as part of the collection process.

This is a final offer from the Board of Directors.

Motion: Katie; 2nd: Seth – Motion carries unopposed

- **** Merganser Dr - \$145.00 – Daily fines from trash violation. Owner appealed to Board in writing and requested forgiveness of the fines. After reviewing the violation history for this Owner, the Board approved a one-time forgiveness of the outstanding fines in the amount of \$145, however the violation record will remain open, and any further violations of the same Rule will result in additional fines.

2022-23 Draft Budget: The draft budget proposes that the annual assessment of \$325 remain the same this coming budget year. There are some changes within the budget between the different line items, but the end number is the same. Board approved proposed budget, which will be assessed and due April 1, 2022.

Next Meeting: Monday, April 11, 2022, at 6:00 PM via Zoom

Meeting Adjourned: 9:10 pm

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