



**April 11, 2022**

**Board Meeting – via Zoom**

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

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

**Homeowners Present:** None

Call to order at 6:09 pm

**Homeowner Input:**

- Homeowner via email: Would like the Board to ask the homeowner on Cottontail to remove their political flag due to the controversial nature of it.

Approval of the Agenda. Motion: Bill, 2<sup>nd</sup>: John – Motion carries

Approval of the January 25<sup>th</sup> Minutes. Motion: Katie, 2<sup>nd</sup>: John – Motion carries

**Management Report:**

Property Visits: February 20<sup>th</sup>, March 3<sup>rd</sup> & 24<sup>th</sup>, and April 4<sup>th</sup>.

**Maintenance:**

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

Motion to approve completion of Zone 1, and proceed with Zone 2 in 2022, with a request that we be notified when Zone 2 work is approaching \$10k and a recap of what has been completed and what work remains. Project cap is set at \$20k. Motion: Jamie – 2<sup>nd</sup>: John – Motion carries with one opposed

**Tree Maintenance:**

Replacements/Removals: Approval to have the City remove the common area boulevard tree on Games Trail. The proposal from Rainbow for the replacement of the maple tree on the Hunters Court island will be reviewed further by email once an explanation is received from Rainbow for their recommendation.

Tree Care Policy: Motion to approve following the existing tree care policy outlined in Article II, Section 13 of the Declaration as written, and any previously approved tree care policies are no longer in effect. Motion: Jamie – 2<sup>nd</sup>: Katie - Motion carries unopposed

**Article II, Section 13. Boulevard Trees.**

*Developer hereby reserves to itself, and grants to the Association, easements allowing Developer and/or the Association to plant, maintain, and replace trees in the unpaved portion of every street right-of-way and in that portion of each Lot lying within 15 feet of a street right-of-way (“Tree Easement Area”). Neither Developer nor the Association shall be obligated to plant any particular trees in the first instance, but if the Developer or the Association plants any tree within any Tree Easement Area, then:*

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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

- (i) *The Owner of the Lot closest to a tree shall properly maintain the tree for so long as it lives and shall remove the tree if it dies or becomes diseased.*
- (ii) *The Association and Developer shall have the right (but not the obligation) to replace any tree in a Tree Easement Area if it dies or becomes diseased, or to remove the tree and not replace it.*

*The easements reserved in this Section 13 shall be non-exclusive, irrevocable, assignable, commercial easements in gross for the benefit of Developer, the Association and their respective successors and assigns. The easement in favor of the Association shall be perpetual, but the easement in favor of the Developer shall expire when the Developer no longer owns any Lot in the Community.*

#### **Administrative:**

**New Owner Welcome Letter:** John will draft a letter from the Board to be included with Compass Management's welcome packet that is sent to new members shortly after closing on their home. This letter will give a brief overview of the HOA and important information to keep in mind. Letter will be reviewed by Board via email.

**2022-23 Annual Meeting:** The Board decided on Monday, June 6<sup>th</sup> at 6:30 pm at Freshwater Church in Waconia for the annual meeting of members. The Homeowner Input portion of the meeting will be held from 6:00 – 6:30.

**\*\*\*\* Landings Dr:** Owner is requesting permission to have a bee box in the backyard. Despite there not being anything specified in the governing documents about bee keeping, it was determined that it is not allowed per the City of Minnetrista. Therefore, the owners request is denied based on the City ordinance.

#### **Financial:**

**Account Balances:** Total cash on hand as of March 31<sup>st</sup>, 2022: \$324,288.89

**Accounts Receivable:** Balance as of March 31<sup>st</sup>, 2022: \$6,238.73

- \*\*\*\* Gander Ln – Owes \$5,433.73 – Owner accepted the payment plan offered by the Board, and is current with their payments. No action necessary at this time.
- Remaining accounts receivable are for outstanding fines.

Next Meeting: Monday, July 18, 2022, at 6:00 PM via Zoom

Meeting Adjourned: 9:05 pm

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