

Cedarcrest Homeowners Association
Quarterly Association Board Meeting
Omega Maple Grove Offices
April 10, 2019

Meeting Minutes

Attendance: David Olmstead, Cheryl Smythe, Jon Reemtsma, Brian Wiedeke (acting as secretary), Jeff Ruhr (via phone) Nicole Doeden representing Omega Management, 1 homeowner in person, 1 via conference call system.

Homeowner Input: None

Meeting called to order at 6:34 by David Olmstead

Board Approvals

Minutes from January meeting approved.

Agenda approved with the addition of reviewing communication matrix and mailbox maintenance issues

Management Report

Association is currently running a surplus of \$9,315, which is to be expected at this point in the year.

Management asked for board guidance on a homeowner request to waive a \$26 collection fee on a late payment. Discussion ensued, and after reviewing records indicating payment as well as setting up future payments via auto pay had been done before the collection fee had been assessed board voted to waive \$26 fee. (5-0 vote)

Income taxes for the association have been processed. Association owed nothing to either the state or federal governments.

And updated Replacement Reserve Study has begun by RCI. Cost of the study is \$595 and will help the board determine if the association is staying on track in setting aside funds for major capitol replacement projects.

Our pool companies are in motion to open the pool for the upcoming season. The yearly license has been paid for and the **goal is to have the pool open by May 17th**. Obviously, weather can have a huge impact on the actual date. Management will assist the board in keeping homeowners updated on the pool opening date.

New Business

Night to Unite. It is August 6th, but the board is looking for volunteers to spearhead the annual event for the neighborhood.

Potential future development Discussion of the vacant land (currently for sale) to the south of the red and white barricades (Southwest corner of the Cedarcrest development) Discussion focused on section 15 of the Declaration, which states the developer, or anyone they may sell to has the right to build on the land and may join the Cedarcrest HOA. Of note, the provision states any developer is limited to 20 homes, and they must be of similar quality and construction to the existing Cedarcrest homes. It was recommended that the membership be made aware that the board will not attempt to intervene in any development, unless a developer is violating the terms of the provisions set forth in section 15. The provision of section 15 is set to expire in October of 2022, at which point any type of development could occur that the City of Maple Grove approves.

Dumpsters After a recent inquiry about placing a dumpster in a driveway for interior construction it was discovered dumpsters were not covered within the Declaration. Director Olmstead made a motion to draft a policy that would limit dumpster placement to 45 days (matching rules for exterior work) with the option to seek a renewal should a project go longer. Motion passed (5-0) and a rule that would be incorporated into the Architectural Control rules will be written up for final approval.

Common Elements

Question from an anonymous community member about the Common Elements that may not have a positive impact by every member of the association, specifically the pond and its current and future expense of the fence and fountain. (These may also include the pond between Kimberly Ct N and 70th Ave N, as well as the privacy fence running the length of Lawndale and Bass Lake Rd. At question was the application of section 6.1 b. of the declaration that states *"Any common expense or portion thereof benefiting fewer than all of the units may be assessed exclusively against the units benefited on the basis of (i) equity or (ii) the actual cost incurred with respect to each unit."* 6.01b. a deals strictly with the financial outlay to members, and does not deal with intangibles such as aesthetics. It is believed past Boards already have handled this issue. The item was tabled to allow for future discussion, research and community input.

Mailbox Maintenance It was reported the winter may not have been kind to some of the mailbox structures, as some are now leaning. Management will be out to assess the condition of the mailboxes and make any necessary repairs.

Communication Matrix Nicole wanted to review and update the communication matrix. Essentially who between the board and Omega is responsible for different types of communication to members. Aside from updating the Matrix to reflect current board members, it was decided to tweak the plan when it comes to minutes distribution. After board members approved the minutes, they will be posted to the official Cedarcrest website. (<https://cedarcrest.communitysite.com/>) It was asked if they should be posted to Facebook as well, however the board decided that posting only to the official site that is closed off from the public was preferred. Notice will be posted in the Cedarcrest Facebook group that they are available to read, and a copy of the minutes will be sent to Omega for our official records. The

remainder of the communication matrix was left intact, save the names of current Board members.

Management News

Nicole reminded board members Omega is hosting a class to learn more about the inner workings and importance of Reserves and Reserve studies. The Thursday class has been cancelled due to weather, but the Saturday class is still schedule for 9:30 am at the Plymouth Library.

Nicole also informed the board Omega, in an effort to cut costs to HOA's they serve, is offering electronic copies of all board related documents, they can either be used on a personal device, or Omega can "rent" you an iPad with the material preloaded to use during meetings. 3 directors opted for electronic-only distribution to their personal devices and not receive the paper copies from Omega, 2 directors opted to continue paper document delivery.

A brief reminder was offered to all, everyone is invited and encouraged to attend meeting to offer input. You can also email the board individually or as a whole via the official website as well. Board members were also encouraged to ask people attend meetings when people bring up complaints.

Next board meeting scheduled for July 10th, 6:30pm, at the Omega Offices in Maple Grove (6901 E. Fish Lake Rd. #100)

Meeting adjourned at 7:58