

**Red Cedar Canyon Townhouse Association
Annual Meeting Minutes**

Thursday September 26, 2019, 7:00 p.m.
Woodland Hills Senior Living Auditorium

The meeting minutes are subject to approval by the board at the next annual meeting.

6:30-7:00 p.m., Open Forum for residents to meet with contractors

Present: RCCTA board members, John Maas, Gretchen Trebnick, Jack Mortel; Miranda James, Cities Management; Aaron Hanson, Natures Touch; Nick Fogel, Willow River

7:00 Annual Meeting

A. Call to Order. John Maas called the meeting to order at 7:00 p.m.

B. Roll Call. Present: John Maas, Gretchen Trebnick, Jack Mortel

C. Proof of Meeting Notice. All members were mailed notice of the meeting at least 10 days prior to the meeting. No objections to notice. Quorum noted: 35 members present, 24 proxies turned in for a total of 59 owners present. The quorum requirement is 28 homeowners.

D. Report of the Officers.

- a. Approve of 2018 minutes. Motion by Beth Gaede and seconded by Larry Williamson to approve the minutes without the reading. Motion passed.
- b. Financial Report dated August 31, 2019. Motion made by Mike Keenan and seconded by Jackie Darhash to approve the financial report. Motion passed.
- c. Tom and Jean Smith wrote a letter to the board regarding the possibility of a storage shed being built in the association. John Maas responded with a letter that answered their questions. The letter is attached.

E. Nomination and election of board members.

- a. Barb Starr and Bob Staebell were appointed election inspectors
- b. Dave Prellers application was presented to members, since Dave was not present.
- c. Nominations from the floor. Nadine Sands 173 DWC, Karen MacKeseey 145 DWC, and Ron Urhammer 145 DWC were nominated from the floor. John Maas closed the nominations from the floor after 3 calls.
- d. Ballots were collected and tabulated
- e. The Results of the Election were announced and all 4 candidates were approved.

F. Unfinished Business.

- a. Natures Touch (Aaron Hanson owner) summarized projects that he completed in 2019. Because of the age of our irrigation system, all 4 stations needed upgrades. The most significant upgrade was the installation of Hunter Hydrowise to all 4 stations, which is an internet based system that controls watering from a weather station based in RCC. This is resulting in approximately 50% cost savings in water usage. With rising costs from the City of Hudson, this is significant. Aaron said that it is working well!
- b. Willow River (Nick Fogel, Vice President) Nick said that WR has been partnering with us for 1 year now. He did a summary of lawn care and snow removal and possible changes for 2020.
- c. John Maas listed projects that were completed in 2019. Upgrading our snow removal and lawn care with Willow River. Natures Touch upgrading our irrigation system. Lane sealing and patch coating. Surveying RCCTA for the first time since the development

was established, which was done because of neighbor encroachment issues and Outlot purchases.

Purchased Outlots 2,7,8 for the tax forfeited amount of \$150 from HHH. Upgrading shrubs and mulching. Tree removal and trimming. Replacing the existing lane signs with signage to be completed 11/2019. Addressing 7 homeowners concerns with roof leaks and scheduling the repairs needed. Painting phase 3 garage doors. Core samples were taken from the lanes to evaluate the base under asphalt for future replacement. Establishing an exterior brick policy to preserve the integrity of the bricks.

G. New Business.

a. Budget 2020 is in the draft process and will be reviewed by the new board 10/24/2019. We are trying to maintain the quality of our association, looking at vendor increases, and respecting homeowners financial interests.

b. Asphalt replacement. We are currently in the proposal process. The timeline is expected to be 3 phases over 6 years. The lanes have been graded for condition to determine the order of replacement.

c. Reserve Study. This has been approved by the board for 2020. This independent evaluation will review RCCTA buildings, landscape, roadways, financials, and help guide us in sound decision making.

d. Rental Policy committee. Bob Staebell will be leading a group to evaluate our by-laws on rentals and lead a campaign to discourage investors from entering RCC for real estate speculation and rental units. We currently need 90% of members to change the covenants. In 2021 the threshold for changing association rules drops to 75%.

e. Committee involvement. We have many needs for volunteers in our community outside board positions. If you have an interest, please let us know! The committees are Architecture, Landscape, Communications, Finance/Investments, Focus Groups.

H. The meeting adjourned at 8:10 p.m.

September 18, 2019
Red Cedar Canyon TownHome Owner Association Cities
Management/Associa
2100 Summer Street NE
Suite 280
Minneapolis, Minnesota 55414

Dear Mr. and Mrs. Smith,

This is a brief response to some of your questions which we may or may not have time to respond to at the Annual meeting. First, please find enclosed the Invoice for the survey of the entire Association by EJ RUD CO, the original surveyors for Hans Hagen. Second, some background on the budget. The Board in 2018 set aside the sum of 4,000.00 for a planned survey of the Association in 2019 for two reasons. First it had purchased the out lot two portion of the property from Hans Hagen for \$1.00 and didn't know exactly where it was located and second, many persons who have served on the Board have raised questions as to where the property lines between the Association and other properties were located. The corner stakes were generally known but not visible on corners of individual lots. We would suggest that you go to the on line property program of St. Croix County to get an overview of the out lots and the various individual lots.

As a result of the survey the Board now knows where there are existing encroachments from owners in the Town of Hudson and encroachments by owners in the Association. The lot corners will receive permanent steel stakes marked for the future and driven into the ground and the wooden lathes will be removed. We have a vender quote for \$475.00 for that purpose.

As both of you probably know since you are former Board members, various Boards have had discussion about a need for storage of Association items such as Brick, possible Vendor equipment including snow removal or sprinkler system related equipment. Various ideas have been floated starting in 2008 to the present to resolve storage issues. To the best of this Boards knowledge there are no current plans but there seems to be plenty of gossip and rumor. What other Boards may decide to do is, of course, up to them. As both of you are aware the only way to permanently bar storage from being considered is to amend the by-laws.

While we will certainly entertain your questions, if time, at the annual meeting, we want you to have the benefit of written information that you may pass on to your neighbors and those who seem concerned about this issue. Prudence would seem to suggest that any real possibility for some permanent structure would have pre planning and input from the community through a committee since it would incur a relatively substantial expenditure of funds and require significant planning and permits as well as possible hearings by the City from surrounding residents including those who may oppose it from our Association. In addition it would possibly require some preliminary planning and a forecast in the Reserve Study that the Association has performed on a regular basis and which is available to Association members. The current study has no such item in it.

We appreciate your interest and would encourage you to consider either Committee or Board activity and we request your help in confining gossip and rumor. Minutes from meetings of the Board are posted on the Cities web site and reflect any official action.

We look forward to your attendance on the 26th at the Annual Meeting and thank you for your questions.

Sincerely,

The Board of Red Cedar Canyon Town Homes, Gretchen Trebnick, John Maas and Jack Mortel

cc; Miranda James, Cities Management