

Red Cedar Canyon Townhouse Association Board Meeting
County Market Community Room
November 18, 2019 2:00pm

In attendance: Dave Preller, President; Nadine Sands, Vice-President; Ron Urhammer, Treasurer; Gretchen Trebnick, member-at-large; Miranda James, Cities Management. Karen Mackesey, Secretary, absent.

Non-Board members: Larry Williamson, Bob Staebell, Audrey Ichel, Doug Lamb, Paul Larson, Judy Frank, Keri Kennedy

Meeting notice sent to board members prior to the meeting, agenda adopted at the meeting. Minutes from October 21, 2019, and Executive Board meeting from October 28, 2019 were approved.

Homeowner Input:

Landscape: Residents voiced questions regarding Willow River and when trimming will be done. It was discussed that WR is doing it in phases and the landscape committee will followup on tree trimming. Miranda will contact WR re: shrub trimming.

Gutter cleaning: This has not been done and Miranda will check on this.

RCCTA projects need volunteers from the community to help provide oversight. Audrey Ichel offered to help Ron Urhammer with this and we are looking for other volunteers as well.

155WCD: It was reported that this unit is unoccupied most of the year. Based on the landscape committee recommendations to the board, a motion was made by GT and seconded by NS that the shrubs be removed and the mulch cleaned up to make it look better. The homeowner will be contacted first to let them know the plan for 2020. This was approved unanimously.

Presidents Report: DP addressed the concerns that the BOD has re: The City of Hudsons dramatic increases in water usage fees and rubbish fees. This has seriously impacted our budgets. We are planning on going to city council meetings in conjunction with the RCC Master HOA to address this issue. We will also contact our council representative.

Secretary's Report: Not available

Treasurer's Report: Ron Urhammer reviewed our budget and questions were answered on invoices. Dave Preller asked Cities to categorize fixed and variable expenses in different groupings to better manage the budget. Miranda will check on this.

Committee Reports:

Rental Committee: Bob Staebell summarized his findings on the steps needed to change our rental policy to discourage investors from coming into the RCC community. A motion was made by GT and seconded by NS to hire Brent Johnson as our attorney for approximately 3 hours of legal work to help the rental committee draft the necessary documents. The motion also included having Brent Johnson draft a proposal to amend our governing documents to prevent non-residents of RCCTA from serving on the board. This was approved unanimously.

Landscape Committee: Judy Franck presented a landscape committee proposal for 2020. It was a design that would improve WCD and the corner of DWC and tree installation at other units. This was tabled for future discussion at the January 2020 board meeting. We also discussed placing a boulder near the exposed irrigation system @ Station C to protect it from getting hit by cars exiting homes. Larry Williamson offered to see if he could possibly get a free boulder to be placed at that location.

Unfinished Business:

Exterior Brick Policy: Larry Williamson summarized his experience with the bricks used in the construction of the townhomes and past issues we have had. There are 6 different types of bricks used in t/h and when the bricks were discontinued by Minnesota Brick and Tile, we purchased a pallet of bricks of these 6 types to be used for repairs. There have been bricks replaced in the columns of the 2 story units and also in the alcoves between units. The bricks are soft and can crumble. Larry recommended a spring walkaround to document any damage from the winter. Tuckpointing has been done throughout the neighborhood from 2014-2017. Larry Williamson volunteered to help with the spring walk around to examine the brick violations/conditions noted.

This led to the reasons behind the brick policy that was approved on 9/11/2019 and is being reviewed. DP and GT will look at the policy and present a modification at the next board meeting.

Flag Pole Policy: This was adopted in June 2019 and the BOD deferred the review of this policy to a future meeting.

Ice/Snow Removal: Miranda will include this in a newsletter sent to homeowners. We need to provide recommended vendors that will do roof raking and not damage roofs. The association will not be responsible for damage to the roofs caused by unqualified vendors.

New Business:

Newsletter: Miranda will be composing a newsletter sent out via email to residents.

Irrigation maintenance: Tabled to a future meeting.

Mulch Contract: Tabled to a future meeting.

Garbage Removal rates: Tabled to a future meeting.

Transfer of reserve funds: Tabled to a phone conference.

Meeting adjourned: 4:30 pm

Respectfully submitted,

Gretchen Trebnick (Acting Secretary)