

MINUTES

QUARRY WOODS HOMEOWNERS ASSOCIATION ANNUAL MEETING

TUESDAY, JANUARY 21ST, 2025

ST. AUGUSTA AMERICAN LEGION

CALL TO ORDER:

The meeting was called to order by Janice Gans, the President of the HOA, at 5:30 p.m. There were 60 members in attendance according to the attendance sign-in sheets supplied by David Miller, our Treasurer.

INTRODUCTIONS:

Janice introduced the other board members, Jim Dahl and Denny Niess, as well as our Treasurer, David Miller, our incoming Treasurer, Mark Steigerwald, and our HOA Legal Counsel, Craig Hanson. The microphone was then passed around for the residents in attendance to introduce themselves and also give their addresses.

OPENING REMARKS:

Janice mentioned some accomplishments that have taken place in the past year or so. In January of 2024 the rental property amendment in Section 6.1 A of the Covenants was a result of the approval of the third amendment to our Covenants.

Janice also mentioned that there had also been considerable pro bono work done by some of our residents as well as the Granite Company.

Twelve Sienna Glen maple trees were purchased and planted and watered this past year (four at each entrance). Denny Niess, Craig Heurung, Jim Dahl, Steven Hartkopf, and Murray Mack all volunteered their energy and time for this project.

Seventeen of the old fire hydrants from 2005 were recoated by four of our residents this past fall. Dennis Host approached the city and, after some training, he and his wife Bev, and Brenda and Curt Neese all worked one Saturday to accomplish this task. A big thank you to all of them.

Reminder that Craig Heurung has taken on the responsibility of handing out the mailbox keys to new residents for the combined mailbox on 36th Street South.

Craig has also worked with the Granite company to clean up the refuse and rubble from the median area between the two quarries. He also covered up a large sink hole that was found and he placed a large rock over the hole. This could have been very dangerous.

We also want to thank Jeremy Thompson for keeping some of our boulevards and walking paths mowed all summer and also keeping the AED plowed and open in the winter months. Janice also sent thanks to Doug Rask for keeping the snow plowed off the walking path.

And a special thanks to Dennis Host, who has created our Quarry Woods HOA website. If you have anything you think would add to our website, please let Dennis know. Please familiarize yourselves with the website and the covenant and amendments and bylaws. The way to get to the website is the following: quarrywoodshoa.com

SIGNAGE CHANGE:

In our current covenant, the Article 6.10 will have to be changed to not only include realtor signs, but also political signs. This was brought to the Board's attention by Mike Bell. Thank you, Mike. Our attorney will be working with the new Board to get this Article 6.10 updated.

26th AVENUE/33RD STREET ENTRANCE LIGHTING:

Jim Dahl has worked over the past many months with the City of St. Cloud and the power company, Xcel, to have enhanced lighting done at the 26th Avenue South entrance to our development and so, after many months, on Monday, January 27th, the poles were put in and the lights came on that evening. The cost of these two lights was around \$9,000 plus and was paid for out of HOA funds. There was a vote several months ago to add \$1.20 per month to each of our utility bills and this was approved in a vote by over 50 percent of our residents. A big thanks to Jim Dahl for his hard work and diligence to get this extra lighting accomplished. The next efforts to add lights will first have to be approved by the new Board and budgeted by them. The next two areas needing lighting and/or improved lighting are 36th and 34th Streets South. Now that the 26th Avenue South project is completed it is hoped that the City and Xcel will be willing to move forward in a timely manner in those two areas.

34TH AND 36TH STREET SOUTH UPDATES:

Murray Mack, our resident architect, gave an update on the status of the two new entrances in these areas. Murray reported that an easement has been worked on with the Granite Company for 36th street. Murray has drawn plans for both entrances and some of the granite rock has already been placed at the 36th Street entrance. There will also be plantings in the spring.

Murray, also the Chair of the Architectural Review Committee, gave a report on how the ARC works and what is required of HOA homeowners when adding fences, sheds, etc. Thank you to Murray for all his work on the architectural drawings for the two entrances and his ongoing and past work on all the many reviews that he has done. Also on this committee are Dennis Host, Denny Niess, Bryant Fritz, and Jim Dahl.

FISCAL REPORT:

David Miller, our Treasurer, had available copies of the P and L Report for the past year. He did explain that our CD, which now amounts to \$26,000 plus, was not renewed in January but was added to the checkbook until things are decided by the new Board. The current balance in the checkbook is \$39,247.00. David will be working with Mark Steigerwald, our new Treasurer, to begin the transition. Please remember that the annual dues should be paid by March 1st. David, thank you for all your past ten years of hard work for the Quarry Woods residents

ELECTION OF NEW BOARD MEMBERS:

The Board, through an amendment that is being worked on by our Legal Counsel, will now be going to a five-member board. This amendment should take about six to eight weeks to be completed. In the meantime, there was an election for five board members. Five names were nominated for the Board. They were, in no particular order, Murray Mack, Rory Michaelis, Curt Neese, Gina Malum, and Karen Henning. The top three vote getters will assume the Board duties immediately and the other two will join on the Board once the amendment is completed and voted on later.

By using the paper ballot method, the top three vote getters were Karen Henning, Rory Michaelis, and Curt Neese. It is required that they have their first board meeting within 30 days and select officers (President, Vice-president, and Secretary). Congratulations to all five members of the new Board.

SPECIAL COMMITTEE REPORT:

A special committee was formed at the September 30th, 2024 HOA meeting to come up with ideas, costs, maintenance, and liability factors regarding the median area between the two quarries. The members on the committee are Bill Frikken, Brad Pickle, Dennis Niess, Mike Dyrdaahl, and Murray Mack, who is the Chair of the Committee.

Bill Frikken gave an opening statement where he talked about what a great neighborhood we have and that he wanted the Committee, hopefully, to come up with a solution to the median issue.

Mike Dyrdaahl presented six options for Outlot D and G. One option is a possible walking path with prairie grass and landscaping. Mike also gave an overview of the area, the Outlots, the quarries, and possible ideas for plantings, landscaping, and trees, etc. Another option Mike stated was to do nothing with the median, or sell it. Selling these outlets would take away any HOA access to the quarry waters or the median area. Mike was asked about liability insurance and the question of insurance. The question still remains as to what insurance coverage we can count on, both now and in future years.

BOARD REPORT ON SELLING THE OUTLOT D, PART OF G, AND THE EASEMENT:

Members of the past Board, Janice Gans, Denny Niess, and Jim Dahl all feel that it would be wise to sell Outlot D and part of Outlot G of the median area. This area is an attractive nuisance and has a lot of liability for the HOA members. Currently there is a purchase agreement in place from someone who wants to purchase lot 3437 along with Outlot D and part of Outlot G and the easement. Several other residents also spoke about their liability concerns and wanting to sell the median property. It is hoped to have a vote on the common area options by February, but that may drag into March depending upon further insurance and cost studies.

SAVE THE DATE:

Please mark your calendars for the Quarry Woods HOA annual summer picnic. It will be held on Thursday, July 31st at 5:30 at the St. Augusta Hidden Lake Shelter. Our last three picnics have been held there and have been well attended. More information will be forthcoming. The picnic will again be hosted by Janice and Bill Gans.

MEETING ADJOURNED:

The meeting was adjourned at 7:45.

Minutes presented by: Janice Gans