

HOA _4/16/2026 Annual Meeting Minutes for Heritage Green Paired Homes Homeowners' Association

Meeting Type: Annual Meeting for 2026

Meeting Date: Thursday, April 16, 2026, 6:30 pm, Hudson High School

Called to order at 6:30pm by President Al Doerer

Attendees: HOA Board: Al Doerer, Bunny Brueggeman, Bob Engh, Kathy Wallack, Sarah Oebser Matt Fee (Manager: MJF Management)

21 Home owners attended, 8 proxies

2025 Annual Minutes Approval:

1. Available on our Webpage.
2. Motion made by Dalene Doerer, Seconded by Mark Watson to approve.
3. 2025 Annual Meeting Minutes approved.
4. 2026 Annual Meeting Minutes will be available on our Webpage.

Introductions:

1. Board members introduced themselves and stated what their duties are.
2. No one is going off the board for 2026.
3. Bunny Brueggeman and Al Doerer will stay one more term and resign at the next Annual Meeting -- April, 2027
4. Residents are encouraged to participate since we will need TWO NEW PEOPLE in 2027.

Treasury Report: AS OF 4/1/2026

1. Operating account: FNC - \$40,150 in checking
2. Reserve account: \$87, 073 (Money Market); \$109,282 (CD)
3. Dues Collection to date: \$19,910
4. \$240 dollars in collections – owed by Paired Home Residents
5. HOA Dues are now \$350 per month.

President's Report :

1. Contracts for lawn care, snow removal, and irrigation have been approved.
2. New vendor for irrigation – Willow River will replace North Tech. Matt Fee and Bob Engh will contact Willow River to get on the April/May calendar to do sprinkler discussions.
3. Spring repair walk through will happen May 12th, to evaluate
 - a. Driveways
 - b. Snow removal damage
 - c. Water/roofing issues
 - d. Posts/painting

President, Continued:

4. Fireworks: Per The City of Hudson:

Firecrackers, Roman Candles, bottle rockets and mortars are banned without a permit.

5. Residents with dogs: Responsible for dog poop cleanup or will be fined.

6. **Master Board Mtg:** Potential new building discussions/water pressure. No Master Board dues increase to Paired Homes.

7. **Dryer Vent Wizard:** Matt Fee will be contacting Mark at Dryer Vent Wizard to set up a date for outside vent cleaning at no cost to our residents.

PLEASE NOTE: If an owner would like an inside inspection, it is free of charge. The resident must contact Mark to ask to be placed on his “INSIDE” list for when he is doing the outside of their home. The resident must be home to let him inside their house. The inspection is free, but if Mark discovers a problem and the resident wants him to repair it.... THEN it is up to the resident to pay Mark for any work done inside of the home.

Open Forum/Questions from the Floor:

1. Lynn Wakefield: Update on the 27 Row Homes – moving through Hudson City Council and there is a possibility of “breaking ground” in June or July.
2. Common Parking Areas Abuse - On City Streets, vehicles/RV/Boats, etc – after every 24 hours. Private Streets – after 48 hours. Lynn Wakefield pointed out that the owner only needs to move a few feet on a city street.
3. Mike Kroeger on snow removal – talked about the large pile of rocks and snow in his yard every year. Matt Fee asked that he contact him via email when there are issues for resolution to any problem.
4. Irrigation – will be turned on the 3rd week in May. We will not be running as often as we did last year due to the high water cost.

Motion made to adjourn by Dalene Doerer, seconded by Robert

ADJOURNED AT 7:23pm

NEXT QUARTERLY MEETING WILL BE IN AUGUST, DATE TBD