

HOA 4/21/2025 Annual Meeting Minutes for Heritage Green Paired Homes Homeowners' Association

Meeting Type: Annual Meeting for 2025

Meeting Date: Monday, April 21, 2025, 6:30 pm, Hudson High School

Called to Order: Al Doerer, President, called to order at 6:33 pm

Attendees: HOA Board: Al Doerer, Bunny Brueggeman, Bob Engh, Butch Handahl, (Sara Wenzel was absent) Matt Fee (Manager: MJF Management)

Home owner representation: Quorum of owners was met at 24, which included 9 Proxies.

2024 Annual Minutes Approval:

1. Available on our Webpage.
2. Motion by Jerry Herbst (115 Heirloom), seconded by Dalene Doerer (101 Jasmine), to approve. **APPROVED**

Introductions:

1. Board members introduced themselves.
2. President Al Doerer mentioned that Butch Handahl and Sara Wenzel have completed their terms and will leave the Board. He also wanted to thank Butch for all his hard work on the new little park, complete with two park benches, a dog poop station, and irrigation. Also providing all the water irrigation stations per Paired Home Buildings.

Treasury Report:

1. Operating account is at \$28K
2. Reserve account is at \$205K
3. Dues Collection to date is over 99%

President's Report :

1. Contracts now signed for new season, staying with the same vendors:
 - a. CR Lawn Maintenance for lawn care and for snow removal
 - b. NorthTech Irrigation – must renew after October 2025.
 - c. Insurance will need to renew this fall again.
2. The property strip located on Linden is now owned and will be managed by Paired Homes. Creative Homes signed it over to us and Paired Homes Association paid the legal fees required.
3. Financially speaking, we are in good shape regarding monthly payments to the Association. AUTO PAY is highly encouraged.
4. We will be doing a WALK THRU to evaluate the worst 5 or 6 driveways that need work. (As we did last year)
5. We will be looking to SEAL COAT all driveways.

Nominations of 2 Board Nominees:

1. Dalene Doerer (101 Jasmine) nominated Kathy Wallack (11 Ivy Green), seconded by Mark Watson (110 Linden)
2. Dalene Doerer (101 Jasmine) nominated Sara Oebser (104 Jasmine), seconded by Bunny Brueggeman (100 Linden)
3. ***Both Kathy and Sara were voted to the HOA Board Unanimously.***

Open Forum/Questions from the Floor:

1. Question regarding Master Board Meetings.
 - a. Al will work with Matt in regards to requesting the scheduling of a Master Board Meeting with Sara Cappechi.
2. Question regarding start up of sprinklers – per Matt: normally 2nd week of May.
 - a. Mark Watson (110 Linden) asked about shortening the time (per Shelly Sand, 111 Linden, sprinkling time interferes with mail delivery).
 - b. Discussion regarding amount of watering time to be no longer than 20 minutes. Matt can discuss with North Tech.
3. Butch Handahl (109 Jasmine) stated that we would get grub control this year with our lawn maintenance.

Motion to Adjourn: Dalene Doerer moved and Jerry Herbst seconded.

MEETING ADJOURNED AT 7:05 pm

Respectfully Submitted,

Alexandra (“Bunny”) Brueggeman, Secretary – Paired Homes BOD

Addendum – Follow up after meeting

The new board met immediately after the meeting and decided the following:

Al Doerer (President)
101 Jasmine

Bunny Brueggeman (Secretary)
100 Linden

Bob Engh (Vice President)
101 Heirloom

Sara Oebser (Member at large)
104 Jasmine

Kathy Wallack (Treasurer)
11 Ivy Green