

HOA _4/16/2026 Annual Meeting Agenda 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

President will call to order

Attendees: HOA Board: Al Doerer, Bunny Brueggeman, Bob Engh, Kathy Wallack, Sarah Oebser

Matt Fee (Manager: MJF Management)

Home owner representations

2025 Annual Minutes Approval:

1. Available on our Webpage.
2. Motion needed to approve

Introductions:

1. Board members will introduce themselves.
2. No one is going off the board for 2026. Terms can be extended. Residents are always encouraged to nominate potential candidates.

Treasury Report:

1. Operating account
2. Reserve account
3. Dues Collection to date
4. HOA Dues are now \$350 per month.

President's Report :

1. Contracts:
 - a. Board Approved: CR Lawn Maintenance for lawn care and for snow removal
 - b. Board Approved: Willow River replaces North Tech for Irrigation. Matt/Bob to contact Willow River to get on April Calendar to do sprinkler discussions.
 - c. Insurance will need to renew this fall again.
2. AUTO PAY is highly encouraged.
3. We will be doing a Spring WALK THRU 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.

Open Forum/Questions from the Floor:

ADJOURNED

Addendum – Follow up after meeting

The new board met immediately after the meeting and will decide President, Secretary, VP, Treasurer and member at large.