

In Attendance: Cathy Harvieux, President; Brian Peterson, Treasurer, Bev Jellum, Secretary

Meeting called to order by Cathy at 4:10 p.m.

The purpose of the meeting was to review the proposed budget for 2026.

Insurance rates have increased dramatically. In 2023 we budgeted \$20,000 for insurance, in 2025, \$26,000. Our actual expense this year has been \$77,814. As a result our Reserve fund needs to be built up to meet state statutes for homeowner groups. The proposed budget would be to increase our dues to \$400 per month with an additional assessment of \$500 per unit due on June 1st. Knowing that does not take into consideration the increase in insurance we can expect in September Brian made a motion the dues be increased to \$425 per month as well as the \$500 assessment on June 1st which would be earmarked for the Reserve Fund. Cathy seconded, motion passed. Fortunately other expenses have been fairly stable.

Old Business:

Discussed status on past due properties. A lien has been placed on one property.

Reviewed response from David Newberg at Twin City Title regarding an owner's

June 1st letter expressing several concerns.

Follow up on issues raised at spring walk around:

Has drainage system been cleaned?

Have drain pipes been cleaned?

Did gutters on south side of development. get cleaned?

Motion to adjourn by Brian, Cathy seconded. Motion passed. Meeting adjourned 5:00 p.m.

Minutes submitted by  
Beverly Jellum, Secretary  
11/11/2025