

Pinebrook Meadows Owners' Association Annual Meeting

Sunday, March 23, 2025

MC TapHouse | Brooklyn Park, MN 55443

2:00 pm – 4:00 pm CT

Agenda:

The meeting began at: 2:06 pm CT

1. Introductions/Attendance

- Jamie Mersola, Stanley Walton, Trevor Olson, Tina Zajicek

2. Old Business

Budget

Review of financial statements:

- Jamie Mersola reviewed the financial statements and indicated that both landscaping and legal fees increased in 2024. There are still roughly \$5,000 of legal fees that needs to be recouped.
- All homeowners that have not paid dues will be sent to collections.
- 17% of homeowners still have outstanding dues.

Homeowner Questions:

- a) Why are we paying for landscaping in areas that are not common areas? The Board agrees that landscaping will be changed to only common areas. All other landscaping will need to be completed by the homeowner. This will need to follow all Brooklyn Park City ordinances. All of the grass will need to be maintained by the homeowners: 9703 Linden, 9707 Linden, 9711 Linden, 9715 Linden. The back side of the berm (not the grass) will continue to be managed by the HOA, and landscaping committee.
- b) Why were dues increased and not discussed prior to the increase notification. The HOA Board has the ability to increase the dues up to 150% without needing a vote by homeowners. The current increase was 70% of the 150% allowed.
- c) Typically Annual meetings were held in October prior to dues being requested. Can we move back to having meetings in October? Yes, Annual meetings will be moved to October/November in 2025.
- d) What does the HOA use for accounting purposes? QuickBooks

- e) Why did the technology line-item increase? This was because we pay for 3 years of GoDaddy and QuickBooks.
- f) Homeowners would like to have the option to attend HOA Board meetings quarterly. The Board is reviewing this request and will send out a Facebook post and email to those homeowners that have emails on file with more information regarding these meetings.
- g) Can we do a community spring cleanup? Yes, Details regarding a community spring clean up for 2025 will be sent in the Spring Newsletter in April.

3. New Business

a. Voting

- Parking Vote: **Did not Pass**

As stated in the Pinebrook Meadows Owners' Association Covenants (*Article VI, Section 9. Driveways, Parking, Vehicles*) All driveways and parking areas constructed on any Lot shall be paved with an asphalt, brick, or concrete surface from the garage to the street pavement (including any area within the public right of way). Operable vehicles may be kept, stored, or parked only on paved driveways, on paved parking areas, or in enclosed garages. All other vehicles shall be kept, stored, or parked only in enclosed garages. "All other vehicles" means all motorized and all non-motorized vehicles except operable automobiles, including (without limitation) the following: automobiles that are inoperable, recreational vehicles, all-terrain vehicles, motorcycles, bicycles, snowmobiles, watercraft, aircraft, tractors, house trailers, camping trailers, and other trailers **with the exception** of small flat utility trailers (no larger than 5x8) used for maintaining yards, as long as it is not viewable from the street. Notwithstanding the foregoing prohibition, guests of the Owner of a Lot visiting for less than 15 days in any 30-day period may park their vehicles on unenclosed paved areas of the Lot.

- Rental Changes: **Did not pass**

The Board of Directors is proposing to add a new amendment to the covenant: Article VI, Section 16 Rental Properties or Free Rent & Board Properties: Properties can only be rented to a single family with no more than two people per

bedroom. For rental purposes, family is considered immediate relatives (parents, children, and grandparents).

b. Blossom Award

- A \$500 gift certificate to Lynde or Bachman's will be awarded to the winner. More information will be sent in the Spring newsletter. This award will be voted on and given to the yard that looks the nicest in the neighborhood.

Homeowner Questions:

- a) Homeowners agreed with some of the proposed changes, and requested that the wording be changed, reviewed, and discussed and then redrafted for a vote.
- b) Covenants and Bylaws (cleaner versions) will be posted to the Pinebrook Meadows Website.

c. Other Information

- Realtors should be providing new homeowners in the neighborhood with packets regarding covenants and bylaws.

d. Board Changes

- Stanley Walton stated that his time was coming to an end on the board. Jamie Mersola will now be President; Trevor Olson will be Vice President, and it was asked if there is anyone who would like to volunteer to be on the Board. There was a unanimous vote for Stanley to be Secretary/Treasurer. It passed.
- The meeting concluded at 4:00 pm CT.