**The annual meeting of the Marsh Ridge Homeowners Association was held on Tuesday, September 18, 2018.** The meeting was preceded by a 6:00 pot luck supper. Thirty-seven addresses were represented either in person or by proxy.

Of the 65 addresses in the Association, 3 are either for sale or unoccupied at this time.

Craig Sinkel opened the 7:00 meeting and introduced Board members, Jon Holzer, Gail Scholl and Zelda Malo. Doug Ludwig was out of town on business. Jerry Malo, a member of the Architectural Committee was introduced. Homeowners present introduced themselves and Craig noted two new homeowners, one very recent and one couple who moved during the winter.

**Committee Reports:** Gail Scholl reminded residents of the website address [www.marshridgedelano.com](http://www.marshridgedelano.com). All Board minutes are posted shortly after meetings; insurance information i.e. twin home building coverage, proof of coverage (certificate of insurance); and Board members contact information. The bylaws and rules and regulations are also on the web site. The Board has a group e-mail and a notice is sent to homeowners when new information is available on the website or if there is a special notice. Copies of the minutes are delivered to homeowners who do not have access to the internet. At this time a homeowner’s new e-mail address was added to the list.

Directories of homeowners by address are available and copies were at the meeting. No phone numbers are listed as there are too many unwanted calls and scams using the phone.

Craig then detailed capital improvements completed this year. Jenco continues to mow and recently completed shrub trimming. Trees which need trimming won’t be done until late fall to deter insects. Some driveways or aprons were replaced and seal coating was completed on all twin home properties. Two breaks in the sprinkler system were repaired and heads replaced where needed. Some painting and paver installation are yet to be completed. A new handyman has been contracted who will complete the painting, weather permitting.

Questions about the catch basin sinkhole on Marsh Drive and the difficult surface on the path to the park will be again referred to the City of Delano for repair.

Jon Holzer gave the financial report. Copies of the August report were available to all in attendance. Most of our fixed income and expenses are within budget. Exceptions are sprinkler water use and additional repairs to sprinklers. Capital expenses ran high due to major addons for driveway repair/replacement. Our savings and reserve are good, but Marsh Ridge is aging and will require more extensive replacement or repair of drives, sprinklers, siding, etc.

Craig updated homeowners on the Association insurance. The policy year is October 1st 2018 to October 1st 2019. Our broker secured a policy with only a $250 increase over last year. Twin home owners must have a $10,000 HO6 policy to cover personal property and losses under the master policy property deductible. The master policy insures each unit “as built” and any additions or changes to the interior will be covered by the HO6 policy which can be increased with a nominal increase. See the website for items covered by the master policy. (After Oct.1)

Zelda Malo, Jon Holzer, Gary Jacobsen and Erin Johnson conducted an audit of the Association books and the review resulted in a favorable outcome. Craig asked those present to approve waiving the requirement of an audit of the Association books by an outside CPA firm. This is allowed by our Declaration and was approved.

Craig asked for discussion and feedback on raising the annual twin home Association dues $5.00 per month. The Board will set a budget for 2019 at our next meeting. Jon joined the discussion reviewing the capital costs for maintenance and replacement during 2018. A few bills are currently outstanding and the capital budget amount has already been exceeded. Reserve funds are used to cover these excess costs. Gail joined the discussion noting the news that the Emerald Ash Borer has arrived in Wright County. Some discussion about this pest and costs of treatment ensued. Removing and replacing our ash trees could be a possibility in a few years. Homeowners accepted the raise of $5.00.

Craig then asked for approval for the Board to work with our lawyer to change our bylaws/Declaration regarding rentals/leasing of units. A nationwide company who buys properties and leases them with a management company overseeing the lease had expressed interest in a property in Marsh Ridge. Those present indicated that a more detailed explanation in the bylaws is necessary. The Board will begin the process with our lawyer which will require approval by all homeowners.

Craig asked for questions, concerns. Gail placed copies of the directory near the door for pickup. If anyone not present wishes a directory, e-mail Gail at schollgb@charter.net.

The annual meeting was adjourned and the Board met directly after to discuss starting the process of changing/amending our bylaws. The $5.00 per month Association dues for twin home owners will be reflected in our budget for 2019. The Board also will increase the stipend for Erin Johnson by 4% in the next budget year. The annual budget will be set by the Board at our next regular Board meeting.

**The next regular Board meeting will be Thursday, November 15, 2018 at 7:00 at 641 Marsh Drive.**