

**MINUTES** for MRHOA Board Meeting held **Wednesday, April 24, 2024** at 577 Marsh Dr.

■ Present were Bruce L, Zelda M, John B, and Liz F. Absent: Jon H

■ Minutes of 3/27 meeting approved via email. (Corrections, if any, to prior minutes are noted in current minutes.)

■ Next Meeting: All-Member Meeting, Wednesday, May 8, 2024, 6:00 pm, at Delano Sr Center

■ Officer Reports/Updates:

☒ Treasurer & Accounting

- Review of first quarter income statement, cash and reserve balances, and accounts receivable.
- Approved (4,0) to roll over Ameriprise \$12K 6 month flex certificate due for renewal May 16.
- 2023 tax return extension filed by CPA; both IRS & MN estimate payments made.
- Reviewed April 4<sup>th</sup> collection letter sent out by attorney.

■ **Unfinished Business: left over from previous meeting(s) for discussion and/or action**

☒ May 8<sup>th</sup> at 6:00 pm date and time set for MRHOA spring "all member" meeting to make a final decision on hiring a CPA firm to audit or review the HOA's accounting; and to begin discussions on how best to allocate limited funds for upcoming seasonal grounds projects, capital expenditures, reserve deposits, and any other to-be-determined costs the association may encounter in 2024. Delano Senior Center is rented for meeting.

☒ Finalized agenda for May 8<sup>th</sup> meeting to be sent out to all members.

☒ Extra effort to be made to get reserve study bid(s) in time for May 8 meeting.

☒ Tentative cost estimates of 2024 undetermined extras to be prepared prior to May 8<sup>th</sup>.

■ **Unfinished Business continued to next meeting (May 8<sup>th</sup>):**

☒ "Work Request" form tentatively planned for roll out at May 8 meeting.

☒ Additional vendors for handyman services considered. Walk-around with service provider(s) to create work list(s) considered safer option than doing same with elderly residents.

☒ Reviewed draft of groundskeeping Spring/Summer/Fall schedule of both contracted services and non-contracted optional services as future handout to clarify what groundskeeping services fall under "extras" subject to advance bid approval by MRHOA.

■ **New Business**

☒ Discussed necessity of architectural approval prior to installation of exterior handrails by twinhome owners.

(Post meeting research into MN 515B.2-113 confirmed that even in cases of a disability the HOA "may reasonably regulate the type, style, and quality of the improvements or alterations, as they relate to health, safety, and architectural standards.")