

MINUTES for MRHOA Board Meeting Wednesday, March 11 2026

- Present: Jon H, Bruce L, John B, Liz F, Dave P, and Dee Sundahl
- Approved Final Minutes **Jan 28** Board meeting (5,0)
- Next Board Meeting: April 22 2026

- **2026 HOA Management Update**
 - Introduced and welcomed Dee Sundahl as MRHOA Treasurer candidate. Board voted (5,0) to appoint Dee Sundahl to the non-director position of MRHOA Treasurer.
 - Following up on discussion from January 28 meeting, the Board voted (5,0) to update Board Resolution on Bank Signatories to remove Zelda Malo as a signatory, retain Jon Holzer, and add Dee Sundahl and Liz Fautsch as signatories. The addition of a third signer anticipates need for two signers to take a more active role using online banking, in particular to monitor ACH transactions.
 - Board reviewed signatories for Ameriprise account. Updating requires completing an Ameriprise authorized "Corporate or Entity Resolution" form. An additional form, "Certification of Authority for Online Access," was also reviewed. The Board approved (5,0) a corporate resolution be completed with two signatories: Jon Holzer and Dee Sundahl. Ameriprise only allows one authorized signer be granted online access to their secure website. The Board also approved (5,0) online access to Ameriprise be authorized for Dee Sundahl.

- **2026 Treasurer & Accounting + Secretary & Administrative**
 - Board reviewed the 2/28/2026 cash position, dues outstanding; and investment status. In anticipation of summer spending, (2) renewable 4-week \$25k T-bills will be bought from operations funds to earn some interest but also remain sufficiently liquid for upcoming projects.
 - Board approved (5,0) \$ 292.50 payment to Hellmuth & Johnson for active collection legal fees.
 - Board reviewed final figures for 2025 1120-H federal tax return.
 - MRHOA 2025 Annual Report mailed to all units - no input was reported as received by board members from homeowners.
 - Based on ACH autopay using QuickBooks performing as expected, a plan will be written up to offer dues autopay by ACH to homeowners.
 - HOA Document rewrite – holding off till MN 2026 Legislative session settles HOA statute changes.

- **Other**
 - Reviewed preliminary bid for landscape restoration at 577 Marsh. Bid obtained by unit owner, and all work will be performed at owner's expense. Application will be submitted to Architectural Committee for formal approval.

- **2026 Spring Groundskeeping & Maintenance Topics**
(Jon H left meeting mid-discussion)
 - Board reviewed preliminary Cash Flow Projections for 2026 – including various options for summer projects: TH driveway crack filling and sealcoating, 3 TH driveway full replacements; spring gutter cleaning, miscellaneous TH repairs.

Starting in March, contractors will be contacted to submit bids for driveway and necessary sidewalk safety work.
 - Board discussed email exchange with Jenco for updated bid covering list of units with specific landscape restoration conditions and needs.

General discussion included a breakdown of language in the Declaration specific to responsibilities for property maintenance and repair – including Article II:

ARTICLE II Property Subject to This Declaration and Use Thereof Declaration Pg 4
Section 2 Units (Paragraph 2)
Unless stated otherwise in this Declaration, an Owner shall be responsible for maintenance of the Unit and the Dwelling thereon.

and Article XIII relevant excerpts:

ARTICLE XIII - Maintenance Section 1 - Mandatory Maintenance Declaration Pg 24

... the Association shall provide exterior maintenance for each Twinhome Unit ..., as follows:

- painting, repair, replacement, cleaning and care of roofs, soffits, fascia, gutters, downspouts and exterior building surfaces,
- care and replacement of trees, shrubs, grass, walks, and other exterior improvements.

Such exterior maintenance shall not include

- windows, doors, screens and garage doors (*except painting ...*), exterior air conditioning units,
- gardens, shrubs and other plantings established by Owners and not by the Association
- and private decks or patios
- except that if an Owner after notice neglects to replace broken glass in exterior surfaces, or fails to maintain the appearance of its air conditioning unit, or private deck or patio, the Association may do so, charging the cost thereof to such Owner.

All such painting, repair and maintenance shall be done as and when, and to the extent that, the Board deems it necessary or desirable.

Regardless of who is responsible for performing property maintenance, twinhome owners ultimately bear the full cost for all work performed on any or all twinhome units.

Briefly noted:

- i. Scheduling spring gutter cleaning and finalizing policy on gutter cleaning that could include responsibility for additional cleanings being allocated directly to homeowner.
- ii. Request for repair of privacy fence on twinhome patio raised question of responsibility. The declaration lacks any specific language (fence, privacy panel, railing, decking) for components of a deck or patio that is otherwise considered the responsibility of the owner. Both Articles II and XIII above are vague and ambiguous on pertinent property components.
- iii. get bid from Shadywood for 2 tree removals (641M & 545B)
- iv. Before spring line up handyman services for shutter repairs, porch railings, etc.
- v. Irrigation Enclosures + other water and drainage issues (e.g., sump outlets, downspouts).
- vi. Dead shrub removals / lawn repairs / cutting back roughage on rear lot lines / Pavers / other summer groundskeeping concerns (mowing height, sprinkler schedule, etc. etc.)

➤ **Expanded Twinhome Unit Walkabout Surveys**

Note which properties include certain features subject to eventual maintenance attention ...

- Existing Surveys: Driveways, Sidewalks, Shutters, Gutters
- Other feature surveys: retaining walls – varying locations and configurations; fencing – chain link or vinyl privacy; large trees located close to buildings; overgrown shrubs; water drainage issues from sump pump outlets, gutter downspouts or other sources.