

MINUTES for MRHOA Board Meeting Wednesday, April 22 2026

- Present: Jon H, Bruce L, John B, Liz F
- Approved (4,0) Final Minutes for March 11 2026 Board meeting
- Next Board Meeting: May 21 2026 Annual Meeting: May 27 2026

- **2026 Treasurer & Accounting + Secretary & Administrative**
 - Updating of MN Lakes Bank Signatories completed, online access setup for Liz F & Dee S
 - Ameriprise signatory change completed, Dee S online access in process
 - Reviewed 3/31/2026 1st Quarter Financial Statement and Cash Position; \$50K of operating funds invested in (2) \$25K alternating 4-wk T-bills
 - Expense item approved (4,0) \$170.00 Hellmuth & Johnson 03/31/2026 Invoice 625947
 - 2025 income tax forms filed .. IRS (by mail) & MN (online)
 - Update on ACH autopay using QuickBooks – owners are getting on request list

- **Other**
 - 2 more Twinhome sales closing in May, 1 new request for Resale Disclosure form
 - Approved (4,0) owner's request to hire licensed and insured contractor, at owner expense, for landscape rehab as outlined in architectural request form.
 - Brief discussion on MRHOA formalizing a policy for exterior cameras mounted on homes. Under Minnesota law it is legal to install an exterior camera - but illegal to record audio or video in areas where any person has a reasonable expectation of privacy. HOAs may have specific rules on camera placement, such as restrictions on mounting, color, or limiting the number of cameras.

- **2026 Spring Groundskeeping & Maintenance Topics**
 - Reviewed history of light maintenance and various repairs since 2013 to ascertain any patterns or anomalies in past HOA practices compared to terms in the declaration.
 - Bid process started for: TH driveway seal coating and crack filling; TH sidewalk repairs to correct unsafe step risers; cost of full TH driveway replacements to decide feasible number of replacements possible in 2026.
 - Yet to decide most opportune time to clean gutters to avoid clogging from overly profuse shedding of maple seed pods.
 - Other summer maintenance work to coordinate includes: shutter repairs, siding repairs, porch railings, tree work, incomplete landscape restoration, landscape rock and retaining wall issues.

- **Expand Property Walkabout Surveys**

Survey of twinhome elements to date covers driveways, sidewalks, shutters, and gutters. Other elements to survey include retaining walls, fencing, privacy fencing, drainage issues, trees, and any other features where responsibility for maintenance, repair, or replacement should be clarified.

- **All Member Annual Meeting May 27 - Tentative Agenda**
 - annual call out for board seat volunteers (single family and twinhome owners)
 - brief review of 2025 annual report; update on review by CPA
 - turn attention to cashflow projections for 2026 summer work
 - governing document rewrites (MN 2026 Legislative session HOA statute changes still pending)
 - discuss Limited Common Elements (LCEs) and how they fit into MRHOA framework