

MINUTES for MRHOA Board Meeting Thursday, May 21 2026

- Present: Bruce L, Liz F, Dave P (absent Jon H, John B)
- Approved Final Minutes (3,0) **Apr 22** Board meeting
- Next Board Meeting: __not set__ 2026 Annual Meeting: May 27 2026

Note: Article V/Section 3 of MRHOA Bylaws permits a Waiver of Notice for a regular or special meeting. Notice of this meeting was not provided in a timely manner and the Board regrets this oversight.

➤ **Financial and Admin**

- Reviewed 4/30/2026 Balance Sheet and cash position; Accts Receivable, and Reserve investments
- Approved (3,0) one expense item: \$ 637.50 Hellmuth & Johnson 04/30/2026 Invoice 630789
- Liz hopes to have ACH autopay sign-up packets available for May 27 annual meeting
- Dee Sundahl finalizing process for Ameriprise online access

➤ **Other**

- MN Legislature passed SF 1750 into law, signed by Governor on May 12th. Board briefly discussed how it may affect MRHOA and is waiting for more details to become available.
Hellmuth & Johnson is giving an online Webinar on Monday, June 8th, 10 am covering the HOA law changes. Liz F has signed up, with invitation to other board members to join the viewing.
- 2 TH sales closed in May /1 TH sale closing in June. Above law also includes changes to HOA resale disclosures – with emphasis on greater transparency.
- June 4 tentative start date for owner paid landscape restoration at 577 Marsh. Project will help inform entire HOA of costs and work to refurbish aging hardscape areas. Another TH owner also obtaining a bid for similar work.
- Two bids for gutter cleaning were obtained, both similar in cost. Owners will be notified when work is scheduled.

In preparation for the 5/27 annual meeting, the Board's discussion encompassed several intertwining challenges on the tentative agenda – legal, financial, operational – and how best each should be prioritized and discussed. Some topics need to be more fully addressed at a later meeting when full board is present.

➤ **LEGAL**

- Rewrite of 25 year old, now legally obsolete and technically incomplete, MRHOA Declaration
- Inclusion and/or improvement of area/element definitions - specifically "limited common elements" and the existence of same under Minnesota law dating back to before MRHOA documents were created
- Limited Common Elements (LCEs) – how fee simple property ownership plays a substantial role in how LCEs are defined and how both annual and special assessments for same are allocated to owners
- Process, amount and level of professional legal services required to advise HOA on legal issues and complete a full rewrite
- 2027 effect MN SF1750 will have on MRHOA governing documents and procedures (e.g., contract bidding, meeting requirements, board terms, resale disclosures, etc.)

➤ **FINANCIAL**

- Bids and Cash Flow Projections for 2026 summer work updated to include final bid amounts for tree pruning and removals; code and safety corrections to sidewalks, number of driveway replacements
- Discussion on overall status and cost of driveway replacements: (23) full replacements were completed by the end of 2025, (27) full replacements remaining
- What is realistic picture of dues and assessments needed going forward to cover increasingly expensive maintenance, repairs, and replacements for aging properties approaching the HOA "25-year Cliff" – the point where both buildings and grounds are reaching their 25-30 year useful lifespan.

➤ **OPERATIONAL**

- DMJ was willing to collaborate with MRHOA and provided multiple bids based on different factors:
-- replacement cost of an average sized driveway; replacement cost of an oversized, or partial drive; and cost of apron-only replacements.

Board discussed conditions affecting driveway replacement decisions: extensive spider web cracking not repairable using hot tar crack-filling by seal-coaters; safety issues that exist at apron gap with cement floor; price to do a second apron-only repair not cost effective when remainder of drive is deteriorating.

- Sealcoating bid very reasonable, but can't be finalized until driveway replacements are chosen.
- Discussed 9 sidewalks that most exceed the State building code where repair will remove and replace two sections of walk closest to stoop riser, plus one other with a safety hazard. Cost to do full sidewalk replacements like done in the past constrained by limited availability of funds.
- Tree removal and pruning bid discussed - emphasis placed on work that either improves conditions for tree itself (infectious fire blight on crab), or is more than marginally hazardous to adjacent buildings.
- Expand current property surveys (driveways, sidewalks, shutters, gutters) to include, but not be limited to, other features like retaining walls (all styles), privacy fences/panels, large tree locations, etc. Basically, any component that exists on or outside of a twinhome's interior/exterior boundary.

Following the annual meeting Board will continue to evaluate, based on cash flow, number of and which driveways will be fully replaced, repaired, and seal-coated this year.

The Board continues to track and is trying to address all other building and grounds maintenance and repair issues brought to their attention.