

MINUTES for MRHOA Board Meeting Wednesday, July 15 2026

- Present: Jon H, Bruce L, John B, Liz F, Dave P
- Approved (5,0) Final Minutes for May 21 Board meeting and May 27 Annual meeting
- Next Board Meeting: Aug 19 2026

➤ **Admin – Finances**

- Reviewed 6/30/2026 2nd Qtr Statements, cash position, accounts receivable and investments
- Reviewed and accepted (5,0) seasonal and miscellaneous expenditures.
- Board was updated on arrears collection efforts.
- Nationwide and in Minnesota there is a CPA and accountant shortage. The Board will continue to source firms, either metro or online, to ensure the association has suitable professional services for annual reviews and backup support for its financial record keeping.

Admin – Other

- No Units currently for sale [12 resales in last 24 months]
- Marsh McLennan reached out regarding upcoming policy renewals. The Hartford renewal notice will not come online till August 20-21. MMCL will also reach out to West Bend for a property quote. Volgren Agency has again offered to provide the association with alternate carrier bid(s).
- Board discussed Contractor liability insurance form (COI) with respect to association being named as "additional" insured. Although this may be the ideal option, it can be difficult for smaller contractors to offer this additional liability coverage. If the contractor carries what is considered adequate limits of liability coverage, in most cases the association will not ask to be named on the COI. Input from Marsh McLennan was taken into consideration on this decision.
- Job Sharing by MRHOA board members was discussed. New laws, aging properties, and a changing HOA environment amplify the growing burden put on five volunteer homeowners. Pros and cons of using a management company were reconsidered in light of MN law changes and workload to manage aging properties in tough economic times.
- Recruiting for Board candidates – no homeowners have come forward to be on the mail-in ballot for 2027 board seats. [Owners can "self-nominate" to serve a two year term.]
- Jon H was contacted by Metronet UAA for permission from MRHOA to install "main" fiber optic lines in the City's right of way on association lots. This line installation will not include individual services. The work in MRHOA will be in conjunction with internet fiber network installation throughout Delano. Metronet UAA will be responsible for any needed lawn restoration following installation. After discussion the Board voted (5,0) to approve Jon H signing the Metronet *Utility Access Agreement*.

➤ **2026 Update Groundskeeping & Maintenance**

- Bruce L drafted an outline of services to give to prospective bidders for the 2026 Grounds Service Contract. The Jenco contract expires 10-31-2026 and they have submitted their new bid. As of 1-1-2027 MN is mandating 3 bids be procured for any project or contract over \$50,000. Bruce will email a bid request to two other potential services so the Association can compare bids and make an informed decision.
- TH gutters were cleaned, 2 dead trees removed (stumps to follow), and (5) trees pruned.
A list is forming for a second tree work bid (1 dead removal, 1 major pruning, 1 front stoop spruce removal).
- Reviewed cash flow Projections for remaining 2026 summer work: TH Sealcoating / DMJ Driveways / Forsberg Sidewalk Fixes (w/railing removals)
- Other items noted: shutter repair, vinyl siding wash, mud-jacking

➤ **Documents Rewrite Plan / Limited Common Elements (LCEs)**

- A 3-4 year driveway catchup plan was discussed - after which time all units will have received one complete asphalt rip-out and replace. After receiving one complete rip-out & replace, future asphalt work would be assessable to the individual benefited unit(s).
- Fence Quote & LCE policy - the association obtained one bid to remove and replace vinyl privacy panels at two different twinhome buildings. There is no precedent of MRHOA replacing privacy fencing using common funds. Bid was obtained to give all four owners a ballpark cost to remove and rebuild.
- Sidewalks, paver edging, and personal unit landscaping all call into question what qualifies as equitable treatment for allocation and assessment of costs for non-common elements.
- Board engaged in general discussion on first approach to HOA attorney to initiate the document rewrite and how best to distribute labor between work that is best performed by the association and work that is best performed by the law firm.