

MINUTES for MRHOA Board Meeting Wednesday, December 17 2025

- Present: Jon H, Zelda M, Liz F, Absent: Bruce L, John B.
 - Approved Final Minutes of November 5, 2025 Board meeting (3,0)
 - Next Board Meeting: no date set
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➤ **ELECTION for Directors: Ballot Counting**

- (48) ballots were received, (4) more than necessary for quorum (44). Vote results were:
 - (44) for Jon Holzer (SF) / (42) for John Beltrand (TH) / (45) for Bruce M Larson (TH)
 - (6) Write-In Votes were received: (1) each for three single family owners, plus (1) each for three twinhome owners
- Insofar as the Board will be short one Single Family director, a board member will reach out to the three write-in single family candidates to recruit a willing volunteer.

➤ **Treasurer & Accounting**

- Reviewed 12-17-25 balance sheet, current cash position, accounts receivable, and current investment interest rates
- Discussed possibility of using MRHOA's Quickbooks accounting software to offer owners the option to auto-pay dues via ACH bank transfers. Fee is 1% of ACH amount which is quite reasonable when all related costs are taken into consideration. Cost of stamps and envelopes for both HOA and owners - but mostly, along with printing costs, the labor intensive time it takes to manually create and process billings and receipts.

Both monthly and quarterly payment options would be available. Participation would be at the payer's choosing and begin only after submittal of a signed ACH authorization form. Every ACH transaction would be confirmed by an email notification to the payee.

➤ **Secretary & Administrative**

- Insurance Update – Liz F attended presentation given by an insurance broker agency that represents many Minnesota HOAs. Included was current status of carriers that will still cover MN HOAs and criteria applied by each, e.g. association age; number of units/buildings; total replacement valuation of properties.

Also covered was how to prepare for renewals and evaluate coverage changes when considering competing bids from multiple carriers. Presentation included insight into carrier side of the process.

- Board reviewed progress made by attorney on collection of arrears.
- January meeting will be set to select officers. Appointing a new treasurer will require a new board resolution for bank signatures.

➤ **Groundskeeping**

- Discussed Maintenance Request Form received asking MRHOA to shovel sidewalks when less than 2" of snow to assist owners physically unable to shovel their walk.
- Board discussed possibility of twinhome roofs needing snow removal this winter, and units that may have a heat source in the garage that contributes to ice dam formation.

- **MISC:** Update on (3) units for sale: 1 SF sold, 1 TH offer pending