

MINUTES for MRHOA Board Meeting held **Tuesday, June 10 2025** at 577 Marsh Dr

- Present were Jon H, Bruce L, John B, Liz F, absent Zelda M.
- Draft Minutes of May 7 2025 Board meeting approved (4,0). Draft Minutes of May 18 2025 Annual Meeting approved (4,0).
(Amendments or material corrections, if any, to prior minutes are noted in current minutes.)
- Next Meeting: (no date set for next Board meeting)

■ Finance & Administration:

- Reviewed June 10th Cash position and current T-Bills (T-bill rates still holding at \pm 4.2%).
- CPA Reviews: 2024 review completed but not finalized due to Reviewer error on correct tax form filed for 2024. 1120-H filed, CPA closing entries based on 1120 tax return. CPA contacted MRHOA to resolve and correct.
- Attorney invoice for \$21.00 approved (4,0) re: email response on status of collection effort.
- Discussion on contact with a local property management company for proposal estimate. It seems most management companies presume turnover of complete HOA financial and website management to their technology as part of any proposal and quote. No further action planned at this time.
- Board approved (4,0) signing a Coverage Clarification Agreement, with Marsh McClennan Agency on the twinhome property coverage, which clarifies language in the first amendment to the Declaration. Coverage to Original Specifications "excludes any improvements and betterments (additions or alterations made to the unit after the sale from the developer to the first unit owner)."
- Unit Resales: (2) more Unit closings set for June; (1) Unit--offer in pending status

■ General Property:

- Shadywood Tree bid accepted and confirmed for inoculation of ash trees – Date to be advised.
- City of Delano performed cleanup of wetland brush behind two units along path to park. City work included more than was expected and will reduce cost to MRHOA to complete brush and tree cleanup on HOA side of lot line, eliminating a backyard eyesore and restoring maintainable space.
- New irrigation system enclosures were discussed after preliminary pricing obtained from possible Twin Cities vendor who manufactures steel boxes for that purpose. Quoted sizes differed from existing doghouses and did not include any added cost for installation. Possible options include: enclosures just sitting on ground; enclosures sitting on and attached to a poured concrete pad; or enclosures sitting on and attached to a base of treated wood timbers. The treated timber option might solve some issues with the other two options.

■ Pending Property:

- An updated list of outstanding landscape work will be distributed to board members, broadening association efforts to wind-up partially completed projects.
- Two homeowner volunteers have offered to paint the mailboxes and supporting structures. Jon H will coordinate directly with them on paint and other details.