

# Marsh Ridge Homeowners Association Newsletter

## Board members:

Doug Ludwig, 627 Bonita Circle, (763) 972-2839  
Zelda Malo, 472 Aspen Circle, (763) 972-3710  
Lowell Mikkelson, 570 Tower Drive, (763) 972-9082  
Gail Scholl, 542 Marsh Drive, (763) 355-9487  
Craig Sinkel, 641 Marsh Drive, (612) 423-2401

**Marsh Ridge Homeowners Association Board** met November 10, 2011. All Board members were present. The Board reviewed the minutes of September 8, 2011 and the annual meeting minutes of September 15, 2011. Tom Micke then presented financial reports for September and October 2011 and year-to-date expenses. After discussion of the financial reports, the minutes and reports were approved.

**Committee Reports:** Lawn and sprinkler maintenance found four leaks in the system between 549 and 555 Marsh Drive. These were repaired and the leak on the south end of Marsh has been located. Tile to improve drainage will be installed during repair of that leak. The sprinklers have been shut down since late October. Doug Ludwig reported that roof warranties for some addresses have yet to be received.

**New Business:** A one time only settlement for defective shingles has been received from CertainTeed Shingle Company. This is to cover all twin homes re-roofing including those not done yet. A long discussion followed this announcement as to the effect on the 5-year roof assessment. Our roofer has warned that shingle prices will be rising in the next roofing seasons. Twelve roofs have been completed since October of 2010, but that is less than half of the twin homes. The Board felt that we needed to prepare for inflation in prices so that our capital reserves will not be seriously depleted before all roofs are replaced.

After long discussion and calculations, the Board voted to reduce the twin home roof assessment by \$17.00 per month beginning January 1<sup>st</sup> 2012 and for the remainder of the assessment period. In a related vote the Board voted on the dues increase for 2012. Single family homes will have a \$3.00 increase monthly and the twin homes increase will be \$7.00. The net total for twin homeowners will be \$193.00 for monthly dues and \$33.00 monthly roof assessment for a total of \$225.00 per month. This results in a \$10.00 reduction in the amount the Board estimated at the annual meeting. The settlement money from the class

action suit will be added to our reserves to cover the cost of roofing on the remaining 13 twin homes.

Doug Ludwig suggested that the Board make a \$500 gift to the roof contractor's personnel who collected bad shingles from selected roofs, replaced the shingles taken, documented all the addresses with defective shingles, and delivered shingles and all the documentation to the Shakopee office of CertainTeed. All Board members agreed.

**The next meeting will be January 12, 2012 at 627 Bonita Circle at 7:00 pm.**