



PO Box 112  
Shakopee, MN 55379

**Please read below about dues  
changes effective April 1, 2016**

## **Evergreen Homeowner's Association Board Meeting**

February 9, 2016

---

Meeting called to order at 7:03 pm.

Present: Board members Gary Meyer, John Williams, Sam Carlson and Nancy Mitchell. Homeowners Jed Culbertson and Julie Welker were in attendance. We had Andrew Childs, representing Farmers Insurance Group as a guest.

Minutes from January 12, 2016 meeting were approved.

Motion was made and seconded to approve the financial statements for January 2016. As of January 31, 2016 we have \$49,116.65 in Anchor checking; \$12,216.81 in Anchor savings and \$10,120.19 in an Anchor CD. Our expenses in January were \$2,841.80, net income was \$4,452.47. As of January 31, 2016 we are owed \$2,797.30 in back dues.

### **Old Business**

- Andrew Childs of Farmers Insurance is the new carrier for Evergreen HOA. The annual premium of \$24,223.50 was paid at the meeting. There is a new 1% deductible, per building for wind and hail. See example below.
  - Assume a 4 unit building has a total value of \$500,000
  - 1% equals \$5000 assessed loss - \$1250 assessed loss per unit
  - Homeowner would report the \$1250 assessed loss to their HO6 carrier
  - Homeowner out-of-pocket expense would be determined by their insurance coverage/deductible.
- reflects decrease in annual insurance premium and 5% dues increase, as per bylaws
  - Current dues \$129 + homeowners insurance \$53.25 = \$182.25
  - **New dues \$135.45 + homeowners insurance \$46.25 = \$181.70**
- We receive quarterly mailings from CIC Midwest, Minnesota Multi Housing Assoc. We hope to attend future events to learn about resources for community associations.
- Received 4 quotes for updating/rewriting our governance documents. Pricing is in the \$5000-\$10,000 range. More information needed from 2 of the law firms submitting quotes.
- Reminder letter will be sent to homeowners regarding unsafe deck removal/repair.
- No new handyman update until spring. Gutter seams needing repair on 2 units added to the work list.
- Plumber – nothing new to report.

### **New Business**

- Ice dams – Homeowners need to report ice dams to a board member. Getting rid of ice dams is an association responsibility
- 2001 13<sup>th</sup> Ave – despite concrete work completed last fall, water is still getting in garage. Needs to be assessed.
- 2016 Budget
  - Driveway replacement
  - Insurance
  - Landscaping
  - Lawn service
  - Handyman
  - Legal fees to update By-laws & Covenants
  - Concrete Work

- **Pet Issues** – Board members continue to receive complaints. Relevant City of Shakopee Ordinances are as follows:
  - Leash law – pets must be on a leash and under a responsible persons control and obedience. Leash not more than 10 feet in length and securely fastened. Running at large prohibited, except as otherwise allowed at city dog park.
  - Owners must immediately remove animal feces left on any public or private property and dispose of such feces in a sanitary manner.
- Board member resignation – Jackie Schmiedlin has resigned effective Feb 9<sup>th</sup>, 2016 due to work commitments. The board elected Julie Welker to fill the balance of Jackie’s term. Julie will be taking over the Treasurer’s duties from Sam in the next few months. The next Board election will occur August 2016.

Meeting adjourned at 9:00 pm.

The next meeting will be Tuesday, March 8<sup>th</sup> at 7:00 pm at 1276 Polk Street.

**Reminders:** All work that will be the association’s responsibility needs to be approved by the Board BEFORE work begins. This is a part of our by-laws and MUST be followed to receive payment.  
 \*\*\*Please make all comments, complaints, or requests in writing to the board, or attend any meeting.

**Evergreen Homeowners Association Board of Directors**

President: John Williams  
 2062 13<sup>th</sup> Ave W  
 612-935-8059  
 206213<sup>th</sup>@gmail.com  
**term ends August 2017**

Vice- President: Gary Meyer  
 2051 13<sup>th</sup> Ave W  
 952-445-1668  
 gary-meyer@comcast.net  
**term ends August 2017**

Secretary: Nancy Mitchell  
 1288 Polk St S  
 612-508-9778  
 Nmittell2250@gmail.com  
**term ends August 2017**

Treasurer: Sam Carlson  
 1276 Polk St S  
 952-403-1428  
 gjcarlson33@gmail.com  
**term ends August 2016**

Board Member: Julie Welker  
 2001 W. 13<sup>th</sup> Avenue  
 480-635-2175  
 Julie\_I\_welker@hotmail.com  
**term ends August 2016**

Accountant: Riki Anderson  
 952-758-3903  
 riki@bevcomm.net

Evergreen Homeowner’s website: [www.garycmeyer.com/evergreen](http://www.garycmeyer.com/evergreen)

Insurance Carrier:  
 Andrew Childs  
 Farmers Insurance  
 20700 Chippendale Ave W., Suite #5  
 Farmington MN 55024  
 651-463-2999  
 achilds@farmersagent.com