



Evergreen Homeowners Association

PO Box 112
Shakopee, MN 55379

Evergreen Homeowner's Association Board of Directors Meeting

February 12, 2015

*****Dues/ Insurance Increase to \$182.25 Effective April 1, 2015*****

President Gary Meyer called the meeting to order at 7:00 pm.

Present: Board members Gary Meyer, Sam Carlson, John Williams, Jacki Schmiedlin and Nancy Mitchell.

Motion was made and seconded to approve the minutes from the November 13, 2014 meeting as written.

Motion was made and seconded to approve financial reports as of January 31st, 2015. Our Voyager checking account had a balance of \$36,637.17. Our Voyager CD is for \$10,050.90. Our savings account balance is \$27,207.14. Net expenses in January were \$2,622.73. Net income for January was \$3,666.84. We are owed \$7,625.00 in back dues.

Old Business:

Cement work @ 1272 Polk - This work cannot be completed until weather improves. Board has identified a handyman who will take care of this.

Sump Pumps –One unit still requires assessment by plumber due to unusual installation of sump basket inside the home.

Tree Service – Tupy Tree Service has not repaid the balance of our down payment, less cost of tree that was removed. We will be taking Tupy Tree Service to court.

Fence repair – Board handyman will take care of repairing the damaged fencing when the weather improves.

Storage Shed – Board handyman will repair shingles on the association's storage shed.

New Business:

Insurance Premium Increase – Insurance premium was budgeted for \$24,252 (\$47 per month/per unit); however our premium, due March 1, 2015, is \$27,479 (\$53.25 per month/per unit). This is a monthly increase of \$6.25 per unit, effective April 1, 2015. Our insurance agent has explained to us that one factor for increasing premiums is maintenance, specifically deferred maintenance – the appearance of the individual units as well as the common areas. He specifically mentioned the decks that are in disrepair and are unsafe.

Driveway replacement –Summer 2014 we had to defer the last stage of our planned driveway replacement due to unexpected costs from June 2014 storm damage (sump pumps, trees). The 2014 estimate for this work was just under \$28,000. We will need to get an updated estimate to complete the work this year.

Dues Increase – Motion approved to increase dues by \$6 per month, to be effective April 1, 2015. The motion was a result of discussion regarding our annual insurance premium increase, unexpected costs from last year's storm, deferred maintenance and planning for future maintenance. As a group of homeowners, the Board works to keep our monthly dues as low as possible. We appreciate everyone's input – hopefully we can address issues before they become larger, more expensive issues. We encourage anyone who is interested in our budgeting, financial condition or any other issue to contact a board member or attend board meetings.

Meeting adjourned at 8:05 pm.

Next meeting will be held Thursday, March 12th 2015, at 7:00 pm at 1276 Polk St. South.

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.**

2014-2015 Evergreen Homeowners Association Board of Directors

President: Gary Meyer
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Secretary: Nancy Mitchell
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Accountant: Riki Anderson
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Evergreen Homeowner's website: www.garycmeyer.com/evergreen

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