



Evergreen Homeowners Association

PO Box 112
Shakopee, MN 55379

Meeting of the Evergreen Homeowner's Association
February 14th, 2013
7pm – 1276 Polk St S.

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President Gary Meyer called the meeting to order at 7:06pm
Present: Gary Meyer, John Williams, Sam Carlson, Jeanne Preston and Riki Anderson

Motion was made & seconded to approve the minutes from the January 10th, 2013 meeting as written.
Motion was made & seconded to approve the financial statements for January. As of January 31st, 2013, we have \$17,584.40 in Voyager checking and \$10,050.90 in Voyager CDs. We also have \$29,522.49 in Savings earmarked for insurance and deductibles. Our expenses in January were \$3,387.54. Our net income in January was \$4,475.46. As of January 31st, we are owed \$4,614 in back dues & late fees. This includes a foreclosed home.

Old Business:

Insurance – As mentioned in last month's minutes, we received the new coverage summary for the Association's Master Condo/Townhome Blanket policy held with American Family. The renewal showed a significant increase in premium. We reviewed both the existing policy the Association holds as well as what other options are available in the marketplace. It appears there are several items that played a factor in our premium increase, including among other things: claims paid, our low deductible and overall increases industry-wide for Master policies. Although the board considered increasing our deductible as a way to save costs, we discussed how the coverage we have in place with American Family (which is a per occurrence coverage versus per building or policy percentage) saved us several thousand dollars just in the past year alone. Because we as an Association are still working on increasing our cash reserves to pay deductibles, the board felt it was most prudent to keep the existing coverage which has only a \$1,000 deductible per claim. Therefore, after much discussion the board members voted unanimously to renew with American Family and pay the increased premium. This increase in premium means an increase in what each homeowner pays on a monthly basis, from \$31.60 monthly to **\$41.00 monthly** for the Homeowners Insurance line item on your monthly statement. **This increase will take effect with April payments due.**

Garbage pickup – As was the case last year, this \$12.00 line item on your monthly statement will NOT increase for this year. Garbage costs have not gone up for the Association's commercial account. Also, the cost is the same for each homeowner, regardless of what size garbage receptacle you choose to have. Dick's Sanitation does not offer us a price difference for container size.

Dues increase – After having NO increase last year, the board agreed unanimously to raise the dues this year. With anticipated expenses remaining to be completed, namely roofing for the final of our 11 buildings and (hopefully) driveways for 2042-2064 13th Ave, it was necessary to continue to build our cash reserves for these items and the other expenses the come up each year. **The increase in your dues will be \$5.60 monthly and will take effect beginning with your April payment due.**

*****SO, BEGINNING WITH YOUR APRIL INVOICE THE NEW AMOUNT DUE WILL BE \$172.00 MONTHLY.*****

New Business:

Storm damage to 2064 13th Ave W – a tree broke off during a storm around January 19th, causing damage to the siding of the home. Because of the anticipated cost for the tree removal and siding replacement, a claim will be filed on the Association's master policy with American Family.

Statement/ledger requested – A statement as well as W9 was requested from an attorney’s office for a foreclosed home. Riki forwarded this information to the appropriate parties. We anticipate being paid for at least a good portion of these past dues.

Damaged sprinkler head at 2057 13th Ave W – Homeowner’s son notified the board that a sprinkler head was damaged by the snow plowing. Sam contacted Jerry from Jerry’s Lawn Service (& snow removal). Jerry said he will take care of the damage in the spring.

Email addresses and phone numbers - The board would like to make sure we have email addresses for homeowners as well as contact numbers. This information is helpful to have to notify you of service work that may need to be done, unplanned board meetings, and other items that may arise. Even if you think we have it, please either email one of the board members with your information or include it with your monthly payment.

Insurance – In addition to the Master Policy the Association has in place, all homeowners should have their own HO6 policy in place with Coverage A (Building Coverage) at \$10,000. For any homes that are not owner-occupied (rental units), a different policy is required. You can contact Bob Loonan at American Family for information.

Meeting was adjourned at 8:30pm. Our next meeting will be held on Thursday, March 14th, 2013 at 7pm and will be held at 1276 Polk St S. The board will wrap up any discussion of 2013’s anticipated budget, in addition to regular agenda items. All homeowners are welcome at any board meetings.

***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.*

2012-2013 Evergreen Homeowners Association Board of Directors

President:

Gary Meyer
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term ends August 2013

Vice-President:

John Williams
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term ends August 2013

Secretary:

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term ends August 2013

Treasurer:

Sam Carlson
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952-403-1428
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term ends August 2014

Board Member & Accountant:

Riki Anderson
952-758-3903
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term ends August 2014

Evergreen Homeowner’s website: www.garycmeyer.com/evergreen

Insurance Carrier:

American Family Insurance – Bob Loonan, Agent
1221 Fourth Ave E
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952-445-8100