



Evergreen Homeowners Association

PO Box 112
Shakopee, MN 55379

Working Session of the Evergreen Homeowner’s Association

March 15, 2014

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Meeting was called to order at 10:00 am.

Present: Board members Sam Carlson & Nancy Mitchell. Homeowner Jackie Schmiedlin was also present.

Why are we reviewing the by-laws and covenants?

1) Original date for By-laws and Covenants of Evergreen Homeowner’s Association is December 1980, at time of development. The original structure does not represent our fully developed community. Additionally, we need to ensure that we are in compliance with Minnesota statutes.

2) Many of the issues/questions that have come to the HOA board over the last several years are not clearly, fully addressed by the current by-laws and covenants.

An attorney who specializes in multi-unit real estate law has been recommended to us.

For this working session we focused on the By-laws:

- Structure of association – do we need to preserve developer references as there are no more undeveloped lots?
- Definition of member – originally different classes (developers, homeowners)
- References to mortgages/mortgagees – association no longer is a holder of any mortgage
- When/how meetings are called
- Definition of quorum
- Process for proxies
- Board of Directors – how many required, terms of office, open seats, compensation
- Nomination and election of Board of Directors
- Powers and duties of the Board of Directors
- Books and records to be maintained
- Annual or special assessments

Our next working session will be held Saturday, May 3rd at 10:00 am at 1276 S. Polk Street. Your participation is encouraged!

2013-2014 Evergreen Homeowners Association Board of Directors

President: Gary Meyer
2051 13th Ave W
952-935-8059
gary-meyer@comcast.net
term ends August 2015

Vice- President: John Williams
2062 13th Ave W
952-445-1668
John_laurie2@msn.com
term ends August 2015

Secretary: Nancy Mitchell
1288 Polk St S
612-508-9778
Nmittchell2250@gmail.com
term ends August 2015

Treasurer: Sam Carlson
1276 Polk St S
952-403-1428
gjcarlson33@gmail.com
term ends August 2014

Board Member/Accountant: Riki Anderson
952-758-3903
riki@bevcomm.net
term ends August 2014

Insurance Carrier:
American Family Insurance
Bob Loonan, Agent
1221 Fourth Ave E
Shakopee, MN 55379
952-445-8100

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