



## **Evergreen Homeowners Association**

PO Box 112  
Shakopee, MN 55379

Meeting of the Evergreen Homeowner's Association  
June 13<sup>th</sup>, 2013 7pm – 1276 Polk St S.

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President Gary Meyer called the meeting to order.

Present: Board members Gary Meyer, Sam Carlson, John Williams, Jeanne Preston, & Riki Anderson. Homeowners Kay Ely & Paul O'Connor

Motion was made & seconded to approve the minutes from the May 9<sup>th</sup>, 2013 meeting as written.

Motion was made & seconded to approve the financial statements for May. As of May 31<sup>st</sup>, 2013, we have \$16,866.37 in Voyager checking and \$10,050.90 in Voyager CDs. We also have \$26,033.79 in Savings earmarked for insurance and deductibles. Our expenses in May were \$2,640.88. Our net income in May was \$4,399.33. As of May 31<sup>st</sup>, we are owed \$5,747 in back dues & late fees. The May 31<sup>st</sup> amount still includes an amount in arrears for a foreclosed home which a large payment from Wells Fargo was made in early June. This will be reflected on next month's balance sheet/minutes.

### Old Business:

**Storm damage to 2064 13<sup>th</sup> Ave W** – The tree and stump were removed. A claims adjuster came out to give an estimate for the loss, including tree removal, siding and insulation board replacement. Sam will follow up with the carpenter that lives here for a quote as well. Provided it is a reasonable quote, work will be completed shortly.

**Past due fees on foreclosed home** – As mentioned above, a check was received in early June to cover over half of the dues and late fees for the home. The board will need to discuss whether to file a suit against the former owner for the balance that is still due. There was discussion that for future instances when people are severely delinquent on their dues, we may want to consider putting a lien on the property, not the owner. This would increase the likelihood of the association receiving all past due amounts when a foreclosed home is sold/purchased.

### **Outstanding repair items from previous meetings –**

>Doug plans to complete driveway caulking and downspout work the week of June 17<sup>th</sup> as well as replace the missing piece of fascia at 2062 13<sup>th</sup> Ave W, pending supplies are available.

>Doug will also do a walk-around of the property to assess dirt and rock replacement needed due to last year's apron work/settling/etc. This will be to determine if additional rocks will need to be purchased and delivered or if existing dirt and rocks can be reallocated.

>Sam still needs to contact the plumber to give an estimate on the sticky shut-off valves for the common outside faucets and any other plumbing-related problems for which the association is responsible.

### New Business:

**New deck not uniform to other homes** – A homeowner recently replaced their deck and had black metal spindles installed instead of wood. This is a variance and does not follow in keeping with uniformity of the homes in the Association. There is wording in regards to architecture in the Association's Declaration of Covenants. The Covenants indicate that plans and specifications to make changes can be submitted for a possible exception to be made. This homeowner did not submit such a request. The board will follow up with the homeowner with a letter requesting changes be made. As a reminder to all homeowners, if you are planning on replacing or making changes to your deck, it should remain uniform to other units within the association. Decks, including stairs, must stay in the "footprint" of your home. Fabricated deck material is approved, in addition to wood. As mentioned back in the May 2012 minutes, the approved color for all decks is now all one maple brown color for the floor and the rails. The association does provide stain, although we are currently looking for a different stain option. (See Homeowner concerns/questions below)

**Foreclosure property for sale** – A foreclosed home in the association is for sale and the real estate agent made an inquiry about rental rules. This came up several months ago when elderly homeowners went into a nursing home and the family wanted to rent out the home. There is nothing in the bylaws preventing homeowners from renting out their homes,

provided it is not for business purposes or for transient (hotel-like) living. The real estate agent wanted to know if Evergreen has a cap on the percentage of units that can be rented, length of lease, etc. Again, there are no specific rules regarding this. What the board has always requested is contact information for **both** the homeowner as well as the renter. There was some discussion about whether an amendment should be made to address rental units. Since adding an amendment would require a meeting and vote of the majority of the homeowners, no action will be taken at this time. Any homeowners that have a concern can let the board know.

**Night to Unite** – Gary brought up Shakopee’s Night to Unite and whether the association wanted to participate again this year. The board agreed we should participate again this year as this was an event that was enjoyable and well-received by Evergreen homeowners. Gary will get Evergreen Homeowners Association registered and request that we have some community officials visit again. Last year’s visitors included police officers with their squad cars, the Crime Prevention team, firefighters with a fire truck, as well as the mayor. More information will follow in next month’s minutes, but put **Tuesday August 6<sup>th</sup>** on your calendar to meet your neighbors and have some good food and conversation!!

**Homeowner concerns/questions –**

- >Homeowner Paul O’Connor has a pine tree that has some dead branches and is beginning to lean toward his deck. He was inquiring whether the association would help with the cost of replacing this tree. The board members’ initial thought is that this would not be covered by the association, but some tree trimming would be the association’s responsibility. However, tree trimming is an expense that has been deferred for the time being since we have much larger, more costly expenses to cover. Paul agreed to have this item tabled for discussion next year.
- >Paul O’Connor also was inquiring about replacement of his roof. This is something the board discussed last month. As mentioned in the May minutes, the board would like to have the final roof completed this calendar year, but will monitor our reserves to ensure we have adequate funds available.
- >Homeowner Kay Ely wanted help with a problem she is having with the deck stain she has used, it is coming off and peeling. This is the stain provided by the association and two board members also said they are noticing the same problem. We will look into other options for stain to provide homeowners so that homes can remain looking uniform without needing frequent reapplication. If any homeowners have any suggestions of quality affordable options, please contact a board member.

Meeting was adjourned at 8:25pm. Our next meeting will be held on Thursday, July 11<sup>th</sup>, 2013 at 7pm and will be held at 1276 Polk St S. All homeowners are welcome to attend 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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Secretary: Jeanne Preston  
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Treasurer: Sam Carlson  
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**term ends August 2014**

Board Member/Accountant: Riki Anderson  
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**term ends August 2014**

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Bob Loonan, Agent  
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