

Heritage Glen Townhome Owners Association Annual Meeting

September 24, 2013

Trinity Presbyterian Church, 2125 Tower Drive in Woodbury

Board President Susan Kallman called the meeting to order at 7:10 p.m. Other members of the board present were Jim Jacobs, Gene Roggeman, Jean Crotty, and Jerry Peterson.

Due to a medical emergency, the Board excused the representative from Personal Touch Property Management. Jean Crotty assumed the duties.

Susan confirmed that we had a quorum or 10% of the membership present to conduct business.

Board Report

- A. Susan reported on the tree survey initiatives, the amended declaration disallowing additional rentals. Future initiatives include planting a rain garden and beginning a tree replacement program.

Financial Report

- A. Gene Roggeman summarized the Financial Report, which indicated that our association is in good financial condition. As of the end of the fiscal year on June 30, 2013, the Operating Fund balance was \$47,965.53, and the Replacement Fund balance was \$101,560.73.

The possibility of raising the monthly dues by \$2.00 to cover the deficit between expenses and income in the proposed 2013/2014 budget was discussed.

Committee Reports

- A. Architectural
Requests were received and granted for egress window wells, a satellite dish on a roof, and a handicapped ramp. The architectural committee can pre-accept requests that adhere to the Heritage Glen guidelines.
- B. Social
The Heritage Glen picnic was deemed a success and will continue to be scheduled in the early summer months. Newsletters are now being mailed along with the board minutes. A request was made that anyone moving should leave their copy of the by-laws for the new homeowners.
- C. Ad Hoc/Rain Garden
The project will begin in late September. The rain garden will eliminate much of the phosphorus from draining into the sewer system. The majority of the cost will be paid by a grant from Washington County. The board is planning to apply for a second rain garden grant next year.

D. Maintenance

Sprinkler heads were replaced or adjusted as problems were detected. Sprinklers will be shut off soon, depending on the amount of rainfall. Two walk-a-rounds were completed along with the repair of utility boxes. The possibility of replacing the tube boxes under the mailboxes was raised.

The Board and membership thanked Karl Bozicevich (architectural) Betty Koreltz (social) and Ray Buczkowski (maintenance) for their outstanding work and dedication in leading their respective committees. Also, thanks to Board member Gene Roggeman for heading the Ad Hoc/Rain Garden committee.

Election of Board Members

Current members of the board up for election, Jean Crotty and Jerry Peterson, volunteered to serve for another two-year term.

New Business

Concerns were raised regarding muskrats digging holes in the backyards near the pond on Wood Duck Circle, moving a splash guard while mowing, shoveling a handicapped ramp in winter, and turning off sprinklers to prevent puddles and soft spots from forming. A written request was also received regarding a broken drainage system. These issues will be referred to A-1 Maintenance.

Congratulations to Katherine Line who won the drawing for a \$96 credit against monthly dues.

450 BBL

The meeting was adjourned at 8:50 p.m.

Next Meeting Date

The next board meeting will be Thursday, October 24, at 6:30 p.m. at the Caribou Coffee in Oakdale. Regular agenda.