

**Lakebridge Association #4
Minutes of 2010 Annual Meeting
October 19, 2010
Good Shepherd Church, 7500 Cahill Avenue,
Inver Grove Heights, MN 55076**

Call to Order:

Meeting called to order at 7:05 p.m. by President Deb Kniebel.

Meeting procedure:

Deb proposed procedures for controlling the length of the meeting and keeping the meeting constructive: Discussion to be limited to 10 minutes on any item; attendees each to be given one chance to speak on an item; comments to be constructive and specific to the topic.

Establish Quorum:

Board Members present:

Deb Kniebel, Shannon Cobb, Mertz Hebert,
Karen Hemmingson, Joyce Lundell, Marge Stelter.

Mary Brau, accountant for the Association, was also present.

Homeowners present:

Twenty-three (23) homeowners were present at the meeting, either in person or by proxy:

In person: Tristy Auger, Michael Brewer, Jerry Hafner, Linda Hedberg, Angie Hughes, Heather Jamieson (2), Linda Krech, Millie Mlinarevich, Diane Nealey, Sue Pietsch, Evelyn Scanlon, LaVerne Schille, Sharon Sullivan, Tom Hughes. **We seem to be about five short. Do you still have the list?**

By Proxy: Mary Bade, Cindy Heinzer, Edward Smith.

As twenty-seven (27) homeowners are required to establish a quorum, the meeting proceeded without a quorum.

It was noted that each unit has one vote, regardless of whether the person giving the proxy is a member of the Association. A homeowner can give a proxy for purposes of meeting attendance.

Introduction of Homeowners:

Board members introduced themselves after which homeowners were given the opportunity to introduce themselves to the group.

Minutes of 2009 Annual Meeting:

Homeowners were provided with a copy of the 2009 Annual Meeting Minutes along with the Proxy Statements which were mailed out prior to this meeting. Motion was made and seconded to accept Minutes as written. Carried.

Financial Report:

Monthly. Association accountant Mary Brau presented the monthly Financial Report, and provided the membership with an overview of the documents comprising the report, including the Balance Sheet, Income Statement, and Asset Sheet.

Annual. Mary then presented the Annual Budget, noting that the Association's Fiscal Year runs from September 1 through August 31.

Budget. Mary pointed out that the Association has not incurred an increase in monthly dues during the past year. Mary further noted that the Ring Road account is held jointly with Lakebridge Property Owners Association 1-2-3 on a 66/88 split, reflecting the number of units in the two Associations.

Reserves. Mary explained the need for long range planning for the Reserve Account.

Taxes. Mary reported that the Association has incurred no State or Federal income tax liability in the past Fiscal Year.

Committee Reports

ACC: No report.

Insurance: Mertz Hebert informed the membership that all proof of insurance forms have been collected and are up-to-date.

Lawn and Snow: Marge Stanton reported on the rain garden project, and said that she is working with Rob Krech on what can be put in considering the small areas available. The Association will obtain two proposals (we already have one from Krech) and will also contact the city/county to determine if funds are available for this project.

Marge further reminded us of the necessity of moving everything off the driveways during snow plowing. Marge further suggested that homeowners mark the drain locations in their driveways during snow plowing.

Repairs: Karen Hemmingson reported that caulking is planned for windows/doors, and a patio door will require repair or replacement. Karen also informed us that the two existing "caps" in the driveways will be lowered as one has been knocked off during plowing.

I'm a little iffy on some of this; perhaps Karen should review.

Election of Officers:

Deb announced the following open positions on the Board:

One three-year term presently filled by Deb Kniebel:
Deb agreed to continue for another three-year term in her present position as President.

One three-year term due to Tristy Auger's resignation:
Mike Brewer agreed to fill this position.

One two-year term due to Glenn Kurkosky's resignation:
Linda Hedberg agreed to fill.

Glenn will continue to administer the Association's website.

**Discussions/
Update Items:**

Archiving. A suggestion was made that the Association reinforce the floor in the storage shed and invest in file cabinets for Association records. These expenses will be put on hold for the present.

Tree Trimming. Two trees are scheduled for removal as scrub, and the remaining trees on the common areas are scheduled to be trimmed.

Hilltop Sidewalk. The ongoing concern regarding skateboarders skating off the new Hilltop sidewalk and onto 67th Street was again discussed. It was suggested that the Association request that Hilltop install a gate on one of the two sidewalks.

Sanitary Sewers. Discussion was held on the Association's ongoing sewer maintenance program. It was determined that individual 6" pipes can be maintained by Lindstrom Sewer Contractors, but that 8" pipes would require a larger company.

Homeowners Manual Update. It was agreed that the Association's current Homeowners Manual needs to be updated and revised, and this will be an ongoing project during the upcoming year.

Rental Amendment. Deb provided some background on the history of amending the Association's Bylaws to place limitations on the rental of units in the Association. A previous proposal to ban all rentals in the Association failed. (Out of 66 units, only 7 wished to ban all rentals.) The current Rental Committee has encountered difficulty holding meetings due to scheduling conflicts.

Discussion: Concerns were raised regarding the impact of rental units on the availability of FHA financing. A homeowner suggested that the percentage of rental units which would disallow FHA financing is a number in flux and difficult to pin

down. Discussion was held regarding the impact rental units would have on home values vs. the impact foreclosed/vacant property would have on home values. It was suggested that restricting rentals might make our units less marketable and remove a right which homeowners currently enjoy. Concerns were also expressed that a corporation could begin buying up units. Some homeowners expressed the opinion that no Amendment was necessary as rentals are already covered in our current Bylaws. Other homeowners responded that our current Bylaws are vague on the issues of rentals and owner responsibility. Top concerns of homeowners include: 1) Putting a limit on the number of rental units in the Association; 2) Mandating a residency requirement in order to lease a unit; 3) Limiting ownership to one unit per homeowner; 4) The lack of adequate rules addressing the topic of renters; 5) Mandating criminal background checks; and 6) Establishing a violations policy.

Deb suggested that members submit their suggestions to the Board, which suggestions will be sent to the Association's attorney for a legal opinion on the legality and/or enforceability of the suggestions. A cut-off date for written suggestions will be placed in the November newsletter, and discussion on these suggestions will be on the Agenda for the January, 2011 Board Meeting.

Homeowner Concerns:

Deb – I have no notes on any further concerns.

Next Board Meeting:

The next Board meeting will be held at 6:45 p.m. on Tuesday, November 9, 2010 at Good Shepherd Church.

There being no further business before the Board, the meeting was adjourned at [REDACTED] p.m.

Respectfully submitted,

/Heather Jamieson

Heather Jamieson