

**Lakebridge Association #4**  
**Minutes of 2009 Annual Meeting**  
**October 20, 2009**  
**Good Shepherd Church, 7500 Cahill Avenue,**  
**Inver Grove Heights, MN 55076**

Meeting called to order at 7:10 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, Tristy Auger, Karen Hemmingson, Marge Stelter, Glenn Kurkosky.

**Homeowners present:** 25 members present (in person or by proxy), constituting a quorum. List?

**Minutes of  
2008 Annual Meeting:**

Homeowners were provided with a copy of the 2008 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.

Mary also explained how various accounts and expenses are handled, including restricted accounts (for big ticket items) and unrestricted accounts (day-to-day costs); why and under what circumstances money is transferred between accounts; and how expenses are paid. She further explained her efforts to keep a minimum amount of capital in non-interest bearing checking accounts (approximately \$5,000), channeling the remainder to interest-bearing accounts to maximize capital.

Annual. Mary then presented the Annual Budget, noting that the Association has not incurred an increase in monthly dues during the past year.

**Introduction of Homeowners:**

Homeowners were requested to introduce themselves to the group. Question was raised as to the requirements which qualify a person to be considered a “homeowner” for purposes of meeting attendance. Discussion followed, and a motion was made to restrict attendance of Board of Directors meetings to married couples occupying a single unit. **Motion carried. [?]**

**Committee Reports**

**ACC:**

No report. Question was raised by homeowner on the rules governing the placement of satellite dishes. Deb responded that, while the Association cannot forbid their installation, it does have the authority to control placement on the common grounds and buildings. A second homeowner pointed out that the expense of removing a satellite dish in the event of reroofing would fall to the homeowner who installed the dish.

**Insurance:**

No report. Vicki Bahr, formerly responsible for Insurance, has tendered her resignation to the Board.

**Lawn and Snow:**

No report.

**Repairs:**

Karen Hemmingson reported that replacement of all patio doors has been completed. There is one repair which is outstanding. Cracking in the concrete of the garage aprons will be identified and a report will be delivered to the Board.

**Open Board Positions:**

Deb announced an open position on the Board due to Vicki Bahr’s resignation. Mertz Hebert volunteered to fill the remainder of Vicki’s term. Additionally, two positions’ terms have expired. Marge Stelter and Glenn Kurkosky each agreed to remain on the Board for another three-year term.

**Discussion Items:**

**Lakeshore:**

Deb announced that the lakeshore restoration has now been completed. The City of Inver Grove Heights and Dakota County will be responsible for maintenance of the lakeshore for the first two years, after which maintenance will be an Association responsibility. Deb will meet with a representative of AES to obtain information on rain gardens.

**Archiving:**

Deb announced that the Association has now received an Opinion from legal counsel regarding the issue of archiving documents.

**Tree Trimming:** Marge reported that Kaposia Tree Service has completed the tree trimming on Association common grounds. Homeowner mentioned large tree located within her fence whose branches are scraping the unit. [?]

**Hilltop Sidewalk:** The Association has an ongoing concern regarding skateboarders skating off the new Hilltop sidewalk and onto 67th Street. Both Marge and Deb have written letters expressing our concerns to various parties, including the Hilltop School principal, the School Superintendent, and the Inver Grove Heights Mayor's office. Those letters have either gone unanswered or have failed to bring about a resolution to the problem.

**School Bus:** A District 199 school bus has been seen exceeding the speed limit on Association roads. Deb has written a letter to the School District and is awaiting a response.

**Driveway Signs:** The driveway signs which have been discussed in the past are being put on hold. Deb reported that the City of Inver Grove Heights has address locations in case of emergencies. A homeowner raised a concern regarding undelivered mail, and was advised to contact the Post Office's South St. Paul branch.

**Driveway Cracks:** The City has agreed to repair three cracks in the driveways on either side of the storm sewer easement off Cloman Way. Deb has accompanied Nancy Hunstad, Lakebridge Property Owners Association President, around the complex to assess needed repairs to cracks caused by the 2008 storm sewer installation. Nancy and Deb also discussed having the City address the flooding issue on the corner of Cloman Way and Catherine Avenue.

**Sanitary Sewers:** The Association's sanitary sewers were camera'd and cleaned in June, 2008. Discussion was held on the advisability of the Association purchasing a drain cleaner and treating problem areas.

**Street Parking:** Discussion was held regarding the possibility of restricting street parking to one side of the street. Drawbacks to implementing such a policy include the necessity of signage and the problem of enforcement. The issue was tabled.

**Rental Amendment:**

A Special Meeting was held on June 24, 2009 to discuss current rental policy. 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.

Tom Hughes, a rental unit owner, voiced concerns that putting excessive limitations on rentals would 1) have a negative impact on property values as units would be less marketable, and 2) would take away rights currently enjoyed by homeowners. He pointed out that 1) a townhome association would have to consist of 50% or more rental units before FHA-financing qualification would be affected; 2) such restrictions could further handicap a homeowner facing financial problems due to the inability to lease; and 3) the Association is a long-term, established Association which is not subject to an abundance of empty units.

Sue Pietsch pointed out that a "violations policy" cannot be put into effect that would apply solely to renters, and that renters are subject to the same rules and regulations as homeowners.

The Committee agreed to meet again and come back with a proposal which, when agreed upon, will be submitted to Association counsel for a legal opinion.

**Newsletter:**

Sharon Sturdivant agreed to continue preparing the monthly Newsletter.

**Refuse:**

Linda Krech mentioned that branches can be left at the end of driveways and our lawn maintenance contractor (Krech) will pick them up. Our trash collector (Troje) will pick up large items for a fee when arrangements are made prior to pick-up date.

**Thanks:**

Sue Pietsch expressed the Association's appreciation of the work done by all volunteers since the last Annual Meeting.

**Next Board Meeting:**

The next Board meeting will be held at 6:45 p.m. on Tuesday, November 11, 2009 at Good Shepherd Church.

There being no further business before the Board, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

*/Heather Jamieson*

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