

Hidden Meadows HOA

Annual Meeting Minutes

October 25, 2017

Opening

The ANNUAL MEETING of the Hidden Meadows HOA was called to order at 6:00PM on October 25, 2017 at the Main Street Meeting Room at the Maple Grove Library.

Present

Lenny Frolov, Chris Nielsen, Members of the Hidden Meadows Association and Randy Burg from Creating Order

Approval of Agenda

The agenda was unanimously approved as distributed.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Open Issues

1. Lawn Care Bid (Ben and Eddies vs. Mark's Lawn Care)
 - a. In general, members agree that Mark's Lawn Care is doing a great job in maintaining the common areas
 - b. The Annual Newsletter:
 - b.i. Should contain a reminder for the homeowners to keep shrubs and trees trimmed
 - b.ii. Notes on Parking on the street:
 - b.ii.1. Article IV, Section 1.G of the HM Declaration state that no trailers, boats, buses, motor homes, campers, snowmobiles or other types of recreational vehicles shall be parked on any lot for more than 45 hours unless such vehicle is parked within a garage or storage shed located on such lot; provided that the Board of Directors of the Association grants permits to park such vehicles

on Lots for limited periods of time not to exceed fourteen (14) days and in any twelve (12) month period

b.ii.2. No overnight parking on the side of street or on any Common Area

b.ii.3. Call the Maple Grove Police non-emergency number at 763-494-6100 if a vehicle is parked in the street overnight or is blocking traffic.

b.iii. Newsletter should contain City numbers that members can call if they need to complain about their neighbors and other concerns.

b.iv. See the last page for these numbers

2. Aging of Accounts Receivable/Delinquent Accounts

a. It was noted that invoices and letters should be forwarded to the taxpayer's address, especially if they are renting their property.

b. Mail should be addressed to who owns the property not to whoever is renting or living in the property.

c. It is the duty of the homeowner/landlord to notify the Association where to forward their invoices/mail just as they would update the county about their forwarding address.

3. The P&L and the Balance Sheet was presented and all questions were answered

4. Statement of Cash Flows-The expenses of the association were reviewed.

5. The Balance Sheet reflects the amount of cash that is in the Association's bank account.

6. Mailboxes/Posts

a. The mailbox post at 9260 Queensland Ln N. Needs to be reset

b. The board wants to stress that homeowners are responsible for the mailboxes/posts. Stain on the mailboxes should match

- c. The board can put an assessment for resetting posts or replacing mailboxes

7. Discussion of Impact of Rental Properties

Landlords are required to register rental property with Creating Order. Landlords should also notify the management company where to forward their invoices/mail/newsletters.

Other Issues:

The following issues have been noted:

1. Sump hoses must be properly placed so that the waste does not go to other people's property.
2. Please keep your dogs from barking excessively especially after 10 PM. Also, According to City of Maple Grove Ordinances, all persons walking a dog must bring with them a doggie bag or any means to remove their pet's "dropping" on public or private property. Fecal matter from their dogs must be removed immediately

Agenda for Next Meeting

List the items to be discussed at the next meeting.

1. Assessment for Mailboxes/posts
2. A motion was set by a homeowner to revise rental rules. A quorum needs to be established.

Adjournment

Meeting was adjourned at 7:20 PM by Randy. The next general meeting will be announced.

Minutes submitted by: Randy

CONTACT NUMBERS TO REMEMBER

My neighbor's grass is too long

Contact the City of Maple Grove at 763-694-6370. City Ordinance states that your grass may not be taller than eight (8) inches at any given time. A suggested time for mowing your yard is no earlier than 8 a.m. and no later than 8 p.m.

If I suspect a homeowner to be in violation of an Association Rule or Regulation

Call or email our Management Company (763-545-0064 or admin@creatingorder.com)

A vehicle is parked in the street overnight or is blocking traffic or to report any suspicious activity

Call the Maple Grove Police non-emergency number at 763-494-6100

If you suspect Dutch elm disease, or if a tree has fallen onto your property

Call the City of Maple Grove at 763-494-6372. The City will inspect and remove it on public property, or will notify property owner to have removed.

To report a street light out, or if one is needed

Call City of Maple Grove Engineering at 763-494-6365

The City has damaged my property due to snow plowing

Call Maple Grove Public Works Department in the spring at 763-494-6370

I have a water, sewer, street, or snowplowing emergency

Call Maple Grove Public Works Department at 763-694-6370

For specifications or permit information for a deck, fence, pool, fire pit, etc.

Call the City of Maple Grove at 763-494-6080 or visit their website <http://www.ci.maple-grove.mn.us>. Additionally, contact our Management Company to complete the Architectural Request Form for the Board of Director's approval on your project.

If you smell gas in your home

Get out immediately, then contact Centerpoint Energy/Minnegasco at 612-372-5050

Prior to digging a hole in your yard

Contact Gopher State One Call at 651-454-0001 to find out where the underground utilities might be buried before you begin excavation.

How to join the Board of Directors or any Committee

Contact your Management Company or any current Board of Director to express your interest.

For problem with one of the Common Areas

Call or email our Management Company (763-545-0064 or admin@creatingorder.com)

I will be selling my home, is there anything I need to do?

Contact the Management Company and also inform your realtor that your property belongs to the Hidden Meadow's Association. Remember to accurately state the annual dues amount on your disclosure paperwork (\$100 for 2008). Most importantly, pass along your governing documents and this Handbook to the new owner(s).

Thoughts, suggestions or feedback to pass along with respect to our Association

Call or email our Management Company (763-545-0064 or admin@creatingorder.com)

Which areas are considered Common Areas that the Association must maintain?

Essentially there are three (3) Common Areas located within our development. The first is the immediate front entrance boulevard area, including the adjacent boulder areas on either side of the monument. The second is on Merrimac Lane as this is a cul-da-sac neighborhood with an established boulevard. The third is along Peony Lane which consists of a small stretch of land on the West side before entering into Gladstone.

SOURCE: HM HO guidelines