

Stillwater Crossings Townhome Association
Board Meeting
6:00 PM
Location: Kingwood Management
14520 61st Street Court North
Date: July 7, 2021

Minutes

I. Resident Forum

No residents present Special Meeting called by the board.
The board will implement in person meetings August 25th, 2021.

Business Meeting

A. Call to order

- Called to order at 6:00 PM.
- Attendance: Board Members Wes Humphries, Lea Morris
Jeff Skogen, President, Kingwood Management Jennifer Sherwin, Property
Manager, Kingwood Management.

B. Approve Minutes

1. Lea made a motion to approve the minutes, Wes Second, motion carried.

C. Financial Report

1. Review of Financials

- Discussed by Jeff Skogen and the board. The Financials are in good standing for the Association and the Reserves are on target.
Discussed the Reserve Expenditures for the next two years to complete the asphalt project.

D. Management Report

1. Incident/Complaint Reports

- Discussed by Jennifer and the board.
- The Board discussed delinquencies and fines.

E. Old Business

1. Road Project

- Asphalt Concrete Solutions has completed the project for 2021. The third phase will be done in 2022.

2. Pressure Washing

- Kingwood Management is seeking bids on behalf of the Board for pressure washing buildings with signs of mold.
- The cost of the pressure washing will be accessed back to homeowners who have the service provided.

3. Trees

- Evergreens will be planted to replace the trees that were removed last Fall.

4. Fences

- Best Built Fence Company will continue to work on the fences as an ongoing project.

F. New Business

1. Speeding

- The board discussed speeding that is occurring at the Association.
- Speeding is a police issue not a board issue and homeowners are encouraged to report violations to the police.
- The board is respectfully requesting homeowners do not go to Kingwood Management with issues that are not relevant to the HOA.
- The management fee that is paid is a reflection of the time Kingwood Management invests in Stillwater Crossings.
- If homeowners continue to reach out to the management company regarding issues that are not HOA issues it will reflect in increased management fees resulting in an increase in monthly dues.

2. Status of Future Meetings

- The Board recognizes regular meetings need to be implemented. Moving forward meetings will be scheduled before adjournment of each board meeting and the details of the next meeting will be reported in the minutes.
- The next scheduled meeting is August 25, 2021.
- If you have an issue or a suggestion for the board, you must email the details at least 48 hours before the meeting to have it discussed at the meeting.
- If there is an item not on the agenda, it will be tabled until the next meeting.

3. Decks and Patios

- The cost of the maintenance of decks and patios are the responsibility of individual homeowners.
- Painting of decks and any necessary repairs will be done next year.
- The Association will hire a contractor to do the work. If you have a deck, you will receive an assessment for the cost.
- It was noted during this springs walk around that there are several concrete patios in need of repair at the association. Next year all patios will be examined and those in need of repair will be repaired, and the cost will be assessed back to the individual homeowner.
- Please be advised the cost of a patio is approximately \$1,500.00.

4. Board Members Wanted

- There are open seats on the Board. If you are interested in joining the board, please contact Kingwood Management for further details and to express your interest.

G. Schedule Next Meeting

Date: August 25th, 2021 Location: Kingwood Management, 14520 61st Street, Court North, Stillwater, MN 55082

Time: 6:00 PM

II. Adjournment

- Lea motioned to adjourn the meeting, Wes second; motion passed.
- Adjournment at 8:00 PM.