

Stillwater Crossings Association
Bergmann Drive | Judd Trail | Timber Way

Date: Thursday July 30, 2026

Time: 4:00 – 4:45

Place: Stillwater Public Library – Conference Room (Gallery Wing) 224 3rd
Street N. Stillwater, MN

CALL TO ORDER

- Called to order at 4:00pm. Board members Lisa Tschida, Gillian Stewart, and LeeAnn Olson are present. Sara Jenkins from Kingwood Management. 12 homeowners present.

APPROVAL OF AGENDA

- Gillian motions to approve the agenda. Lisa seconds. Motion passed.

APPROVAL OF PREVIOUS MINUTES (04.27.2026)

- Gillian motions to approve the minutes. Lisa seconds. Motion passed

FINANCIAL REPORT

- As of June 30, 2026 – Operating: \$8,424.81, Savings: \$40,344.25, Reserves: \$243,438.91
- Budget is a little over due to increase in bills, extermination needs but not a concern currently. Board and Management will continue to monitor.

MANAGEMENT REPORT

- Valley Green is completing a walkthrough. If you have sprinkler head issues, please send an email to Sara at sjenkins@kingwoodmanagement.com with details and specific location so it can be easily communicated and repaired.
- Increase in wasp activity. Plunkett's will be doing additional treatment.
- Vines on pines near 1185 Bergmann. Board agreed to ask Alliance if this can be added to the upcoming project.
- Delinquencies are \$1800.00 through the end of July.
- Reminder to complete and submit Pet Registration forms – done annually
- If you have a rental property – submit rental contract annually
- Submit your HO6 policy information as your insurance policy renews.
- If you would like to be included in the HOA Directory, please email Sara to give authorization.

OLD BUSINESS

- Completed projects
 - Seal coating – phase 3 completed. The rotation will restart next year.
 - Sidewalks – during the Spring walkthrough the Board noted new issues to be resolved.
 - Bi-annual dryer vent cleaning to be completed today (07/30/2026)
 - Pressure washing completed on north side of buildings.

- Homeowner asked about having the siding/windows cleaned due to the hospital construction. This will be evaluated when construction is done.
- Tree Project: Pruning/removal on August 6 and tree planting on August 19.
 - Typically work done by Alliance is not supervised by Kingwood. Due to the size and how it is spread out throughout the property, Lisa motions to have Kingwood Management supervise the project for \$350. Gillian seconds. Board approves Kingwood supervising the project to ensure that all contracted work is done.

NEW BUSINESS

- Homeowners Association Bill of Rights per new Minnesota Law implementing 01/01/2027. A chart will be included with the meeting minutes of some changes and the Board's plan.
 - Our HOA is already in compliance with many of the changes.

HOMEOWNER FORUM

- A homeowner has a squirrel problem with squirrels climbing on her screen.
 - Suggested hot pepper spray on screen and call DNR for advice.
- Several homeowners had low water pressure.
 - KWM came out to check pump rooms and found no water pressure issues. Contact the City of Stillwater if you have future water pressure issues.
- Question raised regarding green space between Crossings and hospital on 62nd Street
 - Board has been discussing this both with the Hospital administration and with Alliance Tree service. Board members would like to plant evergreen trees/arborvitae along to help provide privacy and noise reduction. No firm decisions can be made until the road is completed.
- Several homeowners wished to discuss the letter sent out regarding the No Visitor Parking on their finger street. Only the homeowners affected were sent the letter.
 - Goal of the letter was to gauge interest in adding parking space, at a homeowner's expense. If majority of the owners per finger street were interested, the Board and management would begin obtaining bids. Of the homeowners that responded, there was no interest in the addition of visitor parking on those 3 finger roads.
 - The original design of these areas was not intended for parking. Instead, they were designed to provide adequate space for homeowners to back out of their driveways and for vehicles to turn around safely. For years, there have been many complaints about vehicles blocking driveways, difficulty backing out of driveways.
 - Suggestion to have one parking spot be guest parking while the other spot is no parking. As this will still affect the blocking of driveways, the Board is not in favor.
 - Stripping indicating NO VISITOR PARKING will be done on August 4th at 1201-1230 Bergmann and 1101-1112 Timber.

ADJOURNMENT

- Meeting adjourned at 4:49 pm

Respectfully submitted: LeeAnn Olson, Secretary

HOA Bill of Rights effective January 1, 2027. These are some of the new law changes and SWC's plan for compliance.

	Context of New Law	Plan for Compliance
Late Fee	Fee for late payment not to exceed the greater of \$20 or 5% of the amount owed for dues and special assessments.	Effective 8/1/26 late fee will meet new law.
Interest	Impose interest not to exceed eight (8) percent for dues and special assessments.	In compliance. SWC does not charge interest, but it is allowed.
Rules and Regulations	Must give owners at least 21 days' notice before the association votes to adopt, amend or revoke a rule or regulation to review and comment on the proposed change.	Effective 8/1/26 proposed changes will be sent to owners 21 days prior to the Board voting on changes.
Fines	Fine can't exceed \$100 for 1st violation but can for continued violations	In compliance. Language added to Rules and Regulations Section L.
Fines	If the association's governing documents authorize the association to impose fines for violations of the governing documents, an association must provide a list of fines for common violations and a description of the remedies available to the association.	Board and management will need to do this.
Retaliation	An association may not retaliate against a unit owner. "Retaliation" means to restrict any right or privilege a unit owner has, or impose any fine, penalty, or other charge on a unit owner, not authorized under the governing docs. Retaliation does not include commencing a foreclosure action for a fine that remains unpaid after the time allowed for payment, after the board has adopted a resolution upholding a fine.	In compliance. There have not been any issues with the current Board of Directors.
Collection Policy	Adopt a collection policy and provide a copy to all unit owners.	Board and management will need to do this.
Annual Budget	The association shall make available a copy of the proposed budget prior to the meeting at which the budget is scheduled to be discussed and approved.	Send proposed budget with annual meeting notice.
Resale Disclosure	Add language regarding loss assessment, bill provides exact language.	Form has been updated.
Meetings	Not required to issue a notice or keep minutes for a meeting between board members, if the subject of the meeting is solely to discuss issues in accordance with their duties as outlined in the governing documents, if the meeting does not result in a vote	In compliance.
Meetings	Before any action is taken on an agenda item at any board meeting open to owners, an owner must be permitted to speak at a time designated by the board on an agenda item.	In compliance.
Meetings	An owner must make an attempt to notify the board in advance of the owner's intent to speak on an agenda item at the meeting. The board may place a reasonable limit on the time a member is allowed to speak and may, after a warning by the chair, expel any person who disrupts the meeting or causes a disturbance.	Add note to meeting notices requiring items to be submitted in advance. Will use time limits when needed.
Contracts	For contracts estimated cost exceeding \$50,000, need a minimum of three competitive bids. All bids from a person affiliated with a board member/ family, a management employee/ family must be disclosed prior to a vote on the bids. A written record of disclosures must be retained and recorded in the meeting minutes. The board must review all bids and select a vendor based on reasonable criteria. Maintain a record of the bid selection process, including the criteria used, and the contracts for the last six years.	Board/HOA and management are already practicing this. Will continue.