

MINUTES OF THE BOARD MEETING

MARCH 24, 2026

MEETING WAS RECORDED.

President Leo opened the meeting. Board members present were Secretary-Treasurer Linda Howe, Darick Christensen, Troy Bagnall, Connie Erickson, Jim Pannunzio, and Rachel Jenson.

President Leo confirmed there was a quorum present.

President Leo confirmed the notice of the meeting was posted on the Website and Facebook and the sign was in place.

There was one visitor present – David Jackson.

The minutes of the February meeting were approved as written, seconded and passed unanimously.

TREASURER'S REPORT: Reserve CD earned interest of \$405.36 for a new total of \$158,141.78; Savings CD earned interest of \$122.95 for a new total of \$47,969.23.

Insurance Report: Last year the insurance premium was \$2,970 and this year it is \$3,324, an increase of \$387. The budgeted amount is \$3,100 (\$224 over budget).

OLD BUSINESS: Exterior Maintenance Draft – Rachel reported the 4-member committee reviewed the existing documents. Extensive discussion continued among the committee members and continued at the board meeting. The final draft is expected at the April meeting. More information will be available after the April board meeting. Homeowners will be given a period of time to ask questions and/or give comments on the draft before it is finalized.

MCV Landscaping – There is now a signed contract between MCV and the HOA. MCV has been asked to submit a Certificate of Insurance to attach to the contract.

The owner of the property on Elk Run submitted a request to the ACC committee and it was approved on March 3rd, 2026.

Planned apartments on Pacific and 53rd – Highlights presented at the meeting held on March 16, 2026, by the Community Development Planning Commission, are: Appellants numbered 4; 108 units proposed, 3 parcels are involved; none are in the floodplain or wetlands; 42 two bedroom units and 66 one bedroom units. It was stated currently both lanes of traffic on 53rd are 20' wide to enable 2 lanes of traffic to move each direction in case of an emergency. The owner of the bowling alley stated there has been no legal document written that requires him to grant an easement through his property for the proposed apartments. The 2 sides are still working on several issues.

New ACC form: The form was created and tested. It is believed the new form clears issues the original form raised. A motion was made, seconded and passed unanimously to proceed with the online form and do away with the prior form.

NEW BUSINESS: Annual meeting will be held July 28, 2026. The question was raised whether there will be self-addressed stamped envelopes included to return proxies. Discussion will continue next meeting.

It was moved, seconded and approved unanimously to adjourn the meeting.

Next meeting will be held on April 28, 2026.

