



Evergreen Homeowners Association

PO Box 112
Shakopee, MN 55379

Meeting of the Evergreen Homeowner's Association
July 12th, 2012
7pm – 1276 Polk St S.

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President John Williams called the meeting to order at 7:08pm

Present: John Williams, Gary Meyer, Sam Carlson, Jeanne Preston and Doug Hughes

Motion was made & seconded to approve the minutes from the June 14th, 2012 meeting as written.

Motion was made & seconded to approve the financial statements.

As of June 30th, 2012, we have \$24,278.30 in Voyager checking and \$9,914.32 in Voyager CDs. We also have \$29,496.56 in Savings earmarked for insurance.

Our expenses in June were \$3,195.47. Our income in June was \$6,280.

As of June 30th, we are owed \$3,026 in back dues.

Old Business:

Privacy wall between 1284 & 1286 Polk – Completed. Homeowner also replaced the deck for 1284.

Loose siding between 2062 and 2064 13th Ave W. – Doug, our handyman, completed this repair.

Seal coating/Black topping for driveways of 2042-2064 13th Ave – Although the driveways are in serious need of repair, this same block of homes need the roofs replaced. It was decided we will need to wait for the driveway repair until next spring and get new blacktopping quotes at that time.

Aprons in front of garages – Todd Albee & Albee There Concrete are completing the work this week. Doug will be doing some caulking and sealing for smaller areas identified by Todd. This will be 1272 & 1276 Polk as well as 2063 13th Ave.

Hail damage – an inspection was done of all 11 buildings/43 units. The adjuster did identify several minor items that had damage, but none was damage to the actual shingles. As mentioned in last month's minutes, the shingles have degraded considerably but this is due to the quality of the shingles (for which the Association did receive a partial settlement some time ago.) A check was issued to the Association for the minor damage that was identified by the adjuster. The board will further review the itemized list, but there is nothing that is requiring immediate action at this time. We will address items in order of importance.

Tony contacted Kreuser Roofing for estimate for buildings 2042-2064 13th Ave W. As was the case last fall, they gave a competitive quote and can do the work within 30 days or possibly sooner. The board unanimously approved to have the work done. There have already been reports of leaking in a couple of the units as well as recommendations by both the inspector & adjuster to have these roofs repaired. Sam or Tony will contact Kreuser to begin the work.

Water valves for outside faucets at 2001 & 2056 13th Ave W. – 2056 faucet was fixed by the homeowner. John will contact a plumber about the faucet outside of 2001 as this repair seems to be more extensive.

Gary had more information about National Night Out on Tuesday, August 7th. Evergreen has signed up to take part – look for the flyers that will be dropped off at your doors. The gathering will take place from 5-9 pm in the yard by 2051 13th Ave W. A grill will be provided along with hot dogs, chips, and beverages. Come and get to know your Evergreen neighbors!

New Business:

Website - Gary Meyer has begun a website for Evergreen Homeowners Association hosted on his webpage. The address is www.garycmeyer.com/evergreen. Check it out!! Feel free to contact Gary with suggestions of items to add to the site. Association documents can be found here as well as meeting minutes.

American Family letter – American Family Insurance, the provider of the Association's policy conducted a survey of the property and came back with recommendations to reduce the risk of claims for the Association and our property.

- 1) One of the recommendations was in regards to roof repair and replacement, which was addressed above.
- 2) Another item was in regards to upkeep/repair of decks or deck replacement. Letters have already been sent to homeowners the Board identified during the April 24th walk-around of the property. Even if you didn't receive a letter, please be aware that deck maintenance is important to the safety and insurability of our property.
- 3) **Homeowners should make sure to clean dryer vents in order to avoid future dryer fires.**
- 4) **Finally, American Family made recommendations about BBQ Grills. "The use and storage of all BBQ grills and open flame devices (clay chimneys, clay or copper fire pits) are prohibited on decks, balconies, garages, kitchens or any other location near a building." "Exception: electric barbecue grills bearing the mark of an independent testing laboratory, such as Underwriter Laboratory." The letter made note to propane, natural gas, and charcoal grills.**

Please take note of all of these recommendations so that we do not have coverage changes or non-renewal of the Association's policy.

Meeting was adjourned at 8:41pm. **Our next meeting, which is the association's annual meeting, will be held on Thursday, August 9th, 2012 on the lawn next to 1284 Polk and behind 2007 13th Ave. The meeting will begin at 7pm.** Two board member positions will be open for election. If anyone is interested in serving on the board, please let any of us know your intentions to run or just come to the Annual meeting. There is minimal time involved in being on the board, but it is very important that we have the minimum of 5 board members in place to avoid having to hire a management company. Bring a lawn chair. We hope to see you there! This is our annual meeting, but please remember, homeowners are welcome to attend any association meeting throughout the year.

Reminders:

All work that will be the association's responsibility needs to be approved by the Board BEFORE work begins. This is a part of our by-laws and MUST be followed to receive payment.

Please make all comments, complaints, or requests in writing to the board, or attend any meeting.

2011-2012 Evergreen Homeowners Association Board of Directors

President:

John Williams
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John_laurie2@msn.com
term ends August 2013

Vice-President:

Gary Meyer
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term ends August 2013

Secretary:

Jeanne Preston
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term ends August 2013

Treasurer:

Sam Carlson
1276 Polk St S
952-403-1428
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term ends August 2012

Board Member:

Tony Monnens

Accountant:

Riki Anderson

Insurance Carrier:

American Family Insurance – Bob Loonan, Agent
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