

**QUADNA MOUNTAIN TOWNHOUSE ASSOCIATION  
MINUTES OF BOARD MEETING  
SATURDAY, APRIL 30, 2022  
COMMUNITY BUILDING – HILL CITY, MN**

1. Call to Order

The meeting was called to order by President Blaine Smith at 10:00 a.m.. The following directors were present at the meeting and constituted a quorum:

Blaine Smith  
Joel Richards  
Joanne Madsen  
Neal Walker  
David Klennert

Others: David Stendal, Omega Management, via telephone

2. Homeowner Input

Four homeowner were present, including two new owners. New owner, \_\_\_\_\_ was concerned about internet connections which were addressed later in the meeting. New owner, \_\_\_\_\_ inquired about the short term rental policy. We explained that our legal documents allow short term rentals for members in QMR Co-op through its rental agent. Short term rentals require local management.

3. Approval of Agenda

Dave Stendal requested the additional subject of a reserve plan update to the agenda. Director Walker made a motion to approve the revised agenda, seconded by Director Klennert. The motion passed.

4. Approval of Minutes

Treasurer Madsen made a motion to approve the minutes from the October 9 meeting, seconded by Director Klennert. The motion passed.

5. Treasurer's Report – J. Madsen

Accounts Receivable – Joanne reported there were no concerns about collections.

Homeowner's Propane Account – We are currently reviewing this situation with Omega. Last month, Association funds were used to pay Farrell gas, but most of the bill should have been paid from the homeowner's prepaid propane account. Corrections are being made – the Association total should have been reported as \$2,212.77. The amount in the homeowner's prepaid propane account was short a few hundred dollars. Letters have been sent to each owner using propane with a statement balance, requesting funds if there is a debit balance. Director Walker and Treasurer Madsen plan to work together to do some auditing of the homeowner propane account. It may be necessary to increase our policy of a \$500 credit balance from each homeowner in November due to increased gas prices.

Internet wiring from SCI. A new homeowner has reported problems in getting the internet service from SCI. He was told that they would not install internet unless his unit is rewired and they required Board approval for the necessary cutting of holes in any unit before they would proceed. There is a charge of \$100 per unit for rewiring. A motion was made, seconded and passed to approve installation of internet in any homeowner's unit at homeowner expense. Treasurer Madsen will inform SCI of the decision.

6. Maintenance Report – J. Richards

Director Joel Richards reported the following:

- There was a minor fender bender involving the Association truck and a car which occurred in the L&M store parking lot in Grand Rapids. No major damage but it was reported to our insurance company.
- He is getting a cost estimate from Hawkins for work on grading the road to buildings 9, 10, and 11.
- A black bear is causing some garbage problems but problems are expected to stop as we get later into the spring when he will be using his usual food sources.

- The report is available from the cleaning/inspection of 40 woodburning fireplaces. The inspection states that the Preway fireplaces are unsafe. The report will be forwarded to our attorney for his opinion on whether the Board needs to address a moratorium on continued use of the fireplaces. A motion was made by President Smith, seconded by Treasurer Madsen to add a statement to our Sales Disclosure indicating a Preway fireplace concern. The motion passed.

7. Management Report – D. Stendal

For the first three months of the year, the Association is reporting a deficit of \$25,751. Notable accounts with unfavorable variances included the Association Propane, Maintenance Equipment Repair, and Miscellaneous Maintenance. The Association Propane account will be corrected due to misclassification with the Prepaid Propane account. The variance on Maintenance Equipment Repair was due to plow truck repairs. The Miscellaneous Maintenance deficit is due to the cost of cleaning/inspecting 40 fireplaces.

D. Stendal reported the final 2022 Budget was mailed to the homeowners on December 3, along with a cover letter and the new assessment schedule.

A notice was received from DirecTV with an increase in their rates of 4.58%. The DirecTV contract was started in 2016 and costs have increased 25% since the beginning. The increase was questioned based on what our contract with DirecTV states. This subject was tabled until the contract can be reviewed by President Smith and D. Stendal.

Letters to owners will be sent out telling them what is allowed in the dumpsters, and also a separate letter regarding immediate cleanup after dogs.

8. Unfinished Business

a. Electric Meter Service Availability Charges

The electric company is charging us for 11 meters. Work has been done to reduce the number of meters to save substantial money for the Association. Four of the meters are no longer being used and we expect to get down to the required 5 meters by the end of summer. Director Richards agreed to make arrangements to terminate/return the 4 meters we are no longer using.

b. Dock Replacement/Additions

Director Richards stated that a huge lead time is needed to get the floats. A decision has been made on the floats we want. Director Richards stated he is working on getting approval from the DNR. Our expectation is that by the end of May we should have a complete plan with expenses. A schematic of the dock is attached. Owners will not have a dock available until the new one is installed.

c. Pool Replacement

Director Walker reported on his contacts with other organizations who had pools built by J&J Pools. He has seen the pool at Stony Point Resort and Tom's Harbor, a lake association; both on Cass Lake. He reported that both were pleased with the work from J&J Pools. No problems were noted after construction during use of the pools. They stated that Josh was actively involved and readily available and responsive to questions. Tom's Harbor Association acted as the general contractor and hired and paid subs for electrical and plumbing work. The subs were recommended by J&J and given specs by J&J.

President Smith reported that J&J Pools has ordered the mechanical material, but have not charged us for it yet. He was asked if we wanted to choose our own subs. We have chosen Pokegama Electric as our electrical sub, but expect to use J&J's recommendations on the other subs. He expects to meet onsite with J&J on the final location of the pool. President Smith stated he will be getting the permit from Aitkin County. As a general timeline, we expect the deck and tub to be in this fall with the pool opening in 2023.

9. New Business

The Reserve Plan update was discussed. D. Stendal has identified two companies and agreed to get

quotes from both of them.

10. Next Meeting

Two dates were discussed – June 4 or June 11. Directors should inform President Smith of their availability.

11. Adjournment The meeting adjourned at 12:15 p.m.

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Joanne Madsen, Recording Secretary