

HOA Board of Directors Meeting Minutes

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www.longacreshoa.org

November 12, 2008

Thomas Hirsch, the president of the board, called the annual meeting to order at 6:40 pm. The meeting was at the Chanhassen library. Attending the meeting were Directors, Bill Borrell, Bob Cosgrove, Lori Dinnis, Russ Simatic and 11 Longacres residents.

- 1) Introductions – Board + Committees.
- 2) Review of 2008 Improvements which were:
 - a. Trees installed in the common areas.
 - b. Galpin Hunter Drive installation of irrigation, boulder wall & three red oaks.
 - c. Paint East Park Gazebo
 - d. West Park Pond Restoration which was dredged by the City of Chanhassen. The capital expenditures of sprinklers, trees, electrical installation and a fountain in 2009 were/will be paid for by the HOA. The fountain from Harrisonhill/Longacres was moved to the West Park because its size was correct for the West Park Pond. A taller fountain will be purchased for the Harrisonhill/Longacres pond in 2009
 - e. Tennis Court Resurfacing was completed. The courts were resurfaced and new back boards were installed. A discussion took place that the courts look good and need to be reserved for tennis only. No biking, roller blading, etc. is allowed on the courts. The courts will need a major over haul in 3-4 years depending on weather, traffic and other environmental factors.
- 3) Call for Volunteers to Committees – Arc Review/Landscape/Xmas Lights
 - a. XMAS Lights – Lori Dinnis, Lisa Hokkanen and Daryl Mclinden volunteered to bid out the Christmas decorations and to look for options other than lighting the evergreens that have grown too large to light within the HOA budget constraints.
 - b. Landscape Committee – Todd Rech, Kelly Benning and Val MacLeod volunteered to assist Tom Hirsch, Bill Borrell & Russ Simatic on the landscaping committee. This will be a project based committee that will go out and research options and return to the board with the recommendation and budgets. The major improvement will be the entrance located at Longacres and 41.
- 4) Reviewed 2008 actual expenses and discuss the impact of capital improvements that was able to be accomplished because the board is self managed and thus saves about \$18,000 a year in management fees that goes directly into the neighborhood. The dues will be \$383.25 for 2009. Invoices will be mailed by 11/15/08 with payment due by 12/15/08.

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- 5) Election of the Board of Directors – nominations were given for the re-election of Russ Simatic and new member Joe Stark. All were accepted as presented. Russ and Joe will each serve a three year term ending November 2011.
- 6) New Business
- a. Discussion took place on the possible capital improvements for 2009.
 - i. The Galpin/41 entrance is due for improvements as the large pine trees are dying. The entrance monuments the stones are falling off and the sign needs repair/replacement.
 - ii. *Trees are needed at the NW corner of 41 and Longacres due to disease.*
 - iii. *A fountain will be purchased for the Harrison Hill/Longacres pond.*
 - iv. *Tennis Courts will need a major structural repair in 3-4 years.*
 - v. *East Basketball Courts need major repairs in the next 1-2 years*
 - b. *A presentation by Jason Wedel from Pulte Homes was done to present the opportunity of Highcrest Meadows (HM) to join Longacres. There are currently 39 lots to be sold at the \$500,000 starting price. HM has installed one tot lot however, it is at the top of a hill and stairs are required. Pulte has not closed on the lots but plans to in the next 30-60 days and wants to have a go forward plan. The following items were presented for discussion:*
 - i. *Pulte would pay Longacres a fee for a few small signs to direct traffic to the Pulte model.*
 - ii. *Highcrest Meadows would join Longacres and the board would manage the development and collect the annual fees. In addition, there would need to be a buy in amount for the capital required to support the new development.*
 - iii. *There is/will be a liability in the Longacres parks with possible Highcrest Meadow residents using Longacres private parks.*
 - iv. *A detail analysis will be done to budget the cost to maintain the sidewalks, grass, parks and entrances.*

The meeting was adjourned at 8:00 pm.

Next Meeting

1/27/09 Tuesday at CJ's Bistro at 6:30 pm.

The meeting was adjourned at 8:30 pm.

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	Review Key Events & Capital Improvements
October 2008	Install trees on common areas
September 2008	Galpin/Hunter Drive installation of irrigation, boulder wall & three red oaks
September 2008	Paint East Park Gazebo
August 2008	West park Pond Restoration: sprinklers, trees, electrical service for fountain
May 2008	Resurface Tennis Courts
November 2007	Trees (25) to be installed on common areas due to wind damage
November 2007	All Three entrances – major electrical overhaul
September 2007	Galpin Fence Replacement – Destroyed in wind storm (500' of 1200') Insurance covered all but staining
January 2006	Electrical Repairs @ entrances
March 2006	www.Longacreshoa.org Website implemented – replace mailings
April 2006	Pond Cleaning – remove problem brush
April 2006	Landscape Cleanup – parks and cul-de-sacs
Mat 2006	Tree Service for Pines along Highway 41 – stop disease/fungus
May 2006	Increase mowing areas: Galpin Road + Hwy 41 Berm
May 2006	Fix erosion problem @ east park
May 2006	Extended sprinkler systems along Galpin Road
June 2006	Add to existing fence to fill in gap in fence along Galpin Road
June 2006	Highway 41 Entrance Landscape Improvements
June 2006	East Park Juniper replacement along 3 rail fence
June 2006	Longacres/Galpin Entrance Landscape Improvements
June 2006	Hunter/Galpin Entrance Landscape Improvements
July 2006	Fix Drainage problem at north end of Galpin Road
July 2006	Pond maintenance and Fountain @ Harrison Hill/Longacres including electrical service installation
October 2006	Pond Restoration - West Park and Longacres/Harrison Hill – remove sediment from new development
January 2005	Yoberry Farms proposal to Chanhassen City Council – Through street from Highover Drive to Gunflint Drive proposed.
March 2005	Annual RFP for Lawn Maintenance Complete – Community Development recommends Goodfellows vs. Concierge, Board Approves recommendation.
April 2005	Community Development (management company) recommends “Finance Only Option” ; Board accepts proposal.
April 2005	Chanhassen City Council rejects Yoberry Farms proposal for thru street from Highover Drive to Gunflint Drive.
May 2005	Fence along Galpin destroyed in wind storm (700' of 1200')
August 2005	Fence along Galpin Replaced (700 feet) (insurance claim)
August 2005	East Park Junipers winter kill replaced
August 2005	East Park sprinkler system upgraded
August 2005	Pond Maintenance Pilot conducted : Results - unsuccessful
September 2005	Trees at Longacres/Harrison Trail replaced/added

Minutes available on the website: www.longacreshoa.com