

Briar Hill HOA Annual Meeting - Minutes

*Thu. April 16, 2026 at 6:00pm
Lone Oak Room, Eagan Community Center*

PRESENT: Board members – Heather H, Heather J, Cathy, Mindy
Community Association Manager – Austin

I. Registration

44 homeowners were signed in when meeting was called to order
XX joined as meeting was ongoing and signed in later.

II. Call to Order / Introductions

Meeting called to order at 6:03pm.
Introduction of Community Manager and current Board members

III. Verification of Quorum (20%)

44 members signed in or sent proxy forms – this meets the necessary quorum.

IV. Review Previous Annual Meeting Minutes

There was a motion from a homeowner to approve the meetings; the motion was seconded by another homeowner. The majority of homeowner voted in favor of approving the minutes.

V. Annual Report

The Annual Report was included in the Annual Meeting packet in the HOA portal.

Highlights:

Any projects over 2% of the current budget or \$5,000 (whichever is greater) approved by the Association during the 2025 fiscal year were:

- \$161,668 spent on asphalt and concrete project (Dolomite driveways)

As of Dec. 31, 2025, the total Replacement Reserve fund amount was:

- \$191,858.40 total in the account
- \$356,416.07 in total reserve assets

As of Feb. 28, 2026, the past due assessments totaled \$6,780.00. A good percentage of this past due balance has since been paid by the homeowners involved.

During the past year, the Board also worked on these items:

- 1) We renegotiated our Waste Management contract down from about \$5,000 a month to just under \$3,000 a month. This will help offset a change in outdoor management from Von Bank to Gonzo Brothers Landscaping, which is slightly more expensive.

- 2) In late 2025, we made a change in management company from Multiventure to RSP Management. We are still in the process of getting all documents on file with RSP and uploaded to the homeowner portal, as appropriate. Communication and tracking have greatly improved.

VI. Homeowners Forum (Questions or Concerns)

Q: (Paul) Last year, the pipeline company removed a lot of trees but didn't remove stumps. Are they going to remove the stumps? Can we go onto their land and remove the stumps?

A: Austin asked Paul to send him information on this location. Heather H said last we heard, the gas company was going to replace the gas line, so we aren't pursuing any work on this site until we know more about this. The gas company has only communicated with homeowners who live along the gas line. Kerry (lives along the gas line) offered to contact the company.

Q: The asphalt company left a little lip at the edge of the concrete apron in front of some garages on Dolomite. There have been water issues in garages and pooling in driveways.

A: Austin asked homeowner to contact him about this and he will look into it.

Q: Homeowner asked if someone could come by and look at holes in their yard left by tree removal last year, as they may be preparing to sell. They would like to improve the look of their lawn.

A: Austin asked homeowner to email him with details, and he will take it to the Board.

Q: Margaret said that her lawn looks poor and asked if Gonzo Bros. will be doing any seeding or fertilizer to help with the appearance of the lawn.

A: It's the homeowner's responsibility to water lawns. Austin asked Margaret to email and discuss the issue, and the Board can try to figure out a solution.

Q: Homeowner asked if anyone could do a walk through to see the condition of our lawns. Many are in poor condition. Snowplows have ripped up lawns along driveways.

A: A true solution would be seeding, fertilizing, and installing irrigation systems, which would be too costly for every unit. Our landscape company should repair turf damaged by plowing. Since we have just switched companies, we can see if Gonzo will handle it; Von Bank will not return to do this work. Austin asked the homeowner to email him with details on their concerns.

Q: Keely asked about the Reserve Study and where we are with major projects.

A: The last Reserve Study was done in 2025. The Study projects out 30 years and is updated every 3 years. The most recent study rated our siding as 40-year siding, but it is clearly not, so we are planning for that now. It falls on management and the Board to review the Study and discuss anything that seems out of line. We're currently looking at saving for siding and roof replacement, but these are more than 5 years out.

Q: Do we have a proposed timeline when the gas pipeline might be worked on? (3-5 years?)

A: The Board doesn't have this information yet, but Austin will try to get some answers from the gas company.

Further comments from same homeowner:

Re: lawn health, it might be worth having an engineer come in to look at the water table and see if that could be contributing to our poor lawn health.

Roofs are currently streaked, which indicates a roof ventilation issue. When roofs are replaced, it would be good to look into that.

Q: When lawns were seeded last year, they put down annual seed not perennial seed, which is not going to last.

A: Heather H -- We're waiting for start details from Gonzo, and will try to get information on seeding, fertilization, and other lawn improvements. We will confirm what is included in our contract and get that info out to homeowners.

Q: When the neighbor's deck wall was torn open, I could see that the siding hadn't been installed properly. There was no plywood underneath it. The deck sways when you move on it. There is also a branch down on a dead tree.

A: Re: the branch, please send an email or submit a ticket via the portal.

Q: Will the new company trim bushes/shrubs?

A: We will confirm this with Gonzo and get back to the community.

Q: Someone (Gonzo?) came through recently and did some cleanup and trimming. Last year, Von Bank dumped trimmings (piles of leaves) into the woods between Briar Hill and Ballantrae.

A: In our agreement with Gonzo, they asked about this option, and we said we can allow them to leave trimmings in Outlots A & B (this same wooded area). We will ask them to spread the trimmings out a bit rather than leave them in mounds that are visible from our properties.

Q: Is there any recourse for excessive trespassing on property and allowing dogs to relieve themselves.

A: If you know who is trespassing or allowing their dog to intrude, homeowner is asked to report it.

Q: Has there been any discussion of going back onto Association insurance?

A: This is part of the revision of our governing documents for reorganization under MCIOA. The revision is currently in progress and will require a homeowner vote to approve. If approved, the Association will need to acquire insurance again; if not, insurance will be up to the homeowners. Since our Association is not currently under MCIOA, there are some state policies/laws that do not apply to us. Association insurance is one of these requirements under MCIOA. The governing doc update process can take up to a year, so it's likely that an Association insurance policy would not be an option until sometime in 2027.

Q: Kerry – Some people at the January meeting were concerned about the possibility of a homeowner not having insurance. There is a “force placement” that applies to someone who holds a mortgage which will force insurance onto homeowners. We should be putting a rule in place mandating that everyone has to have homeowners insurance.

A: I understand that homeowners took a vote on this issue. I believe there may have been some miscommunication from previous management that led to confusion with homeowners. Rates have gotten better and a community that we manage similar in size to yours has a policy for around \$80,000. In 2023, your community also had a large claim, which has been cleared from your record. This should position your community better for Association insurance.

Comment for Clarification:

Heather H – the governing docs deal with more than just insurance. They also cover Rules & Regulations, parking violations, use of property, rental unit management/caps, and more. The whole community will get to vote on the entire document once the Board has asked questions of our Attorney for clarification.

Q: I was wondering how the Reserve Funds are doing, and if there is a large-scale project, would we be assessed or will there be enough money to do the project?

A: The Reserve Fund saves for future projects that are outlined in the Reserve Study. Almost all associations’ reserve funds are underfunded. If there was an exterior project needed right now, the claim would fall to your individual homeowners’ policy.

Q: Some homeowners are still leaving trash cans out. What can we do about this?

A: Report the issue to management. Please reference the house number on the bin, if there is one. Warnings will be sent to the homeowner. It is helpful to send a photo.

Q: Removing the stairs on the walking path could possibly present a liability issue.

A: Please submit a ticket/comment and we’ll take this up with the Board.

Q: How about the coyotes? We see them regularly in our yard.

A: I don’t think that’s within a pest control contract.

VII. Election of Board Members

There are 5 open positions. Board term is two (2) years. Board officers will be determined at the first meeting of the new Board.

These people submitted nomination forms ahead of the meeting:

Mindy Eschedor – current Board Secretary

Heather Holm – current Board President

Kerry Hansen – homeowner; resident since 2017

These people were nominated or self-nominated at meeting:

Diane Tilton – nominated by neighbor

Nicki Probert – resident since 2016

Eric Hoard – just bought home in July 2025

Voting process:

- Only one ballot allowed per address
- Vote for up to 5 of the 6 nominees; may vote for any number of nominees

- Ballots will be counted by management and a Board member who is not running, and observed by a community member
- Some open terms are 2-year (even-year renewal), some are 1-year (odd-year renewal) – Austin will verify how many of each position are open; lowest vote getters will get the 1-year positions.

RESULTS:

Heather – 39 votes

Nicki – 37 votes

Mindy & Eric – tied at 36 votes each

Diane – 34 votes

Kerry – 17 votes

VIII. Adjournment

There was a motion to adjourn; the motion was seconded. All voted in favor. Meeting adjourned at 7:45pm.