

DIAMONTE AT SPIRIT OF BRANDTJEN FARMS ASSOCIATION

**Granary Meeting – 6:00 PM
Annual Meeting Minutes 6/7/2022**

Meeting Date: 6/7/2022

Call Meeting to Order: Mark Goettig called the meeting to order at 6:00 PM.

Board Member's Present: V.P. Deb Tresidder, Pres. Mark Goettig and Sec./Treas. David McMeekin

Board Members Absent: N/A

Others Present: Kimberly G. with Premier Association Management

Units Represented in Person:

Diamonte Court: 16601, 16602, 16618, 16626, 16634

Diamonte Path: 16520, 16529, 16536, 16545, 16568, 16600, 16616, 16640, 16664,
16671, 16679, 16680

Units Represented by Proxy:

Quorum: A quorum (10%= 4.2 units) was achieved through the presence of homeowners and proxies.

Mark: Welcomed owners and thanked them for attending the Annual Meeting. The Board of Directors and Premier Association Management were introduced.

Approval of 2021 Annual Meeting Minutes: Kimberly asked for a motion to approve the 2021 Annual Minutes and waive the reading of minutes. Motion by 16545 Deb, seconded by 16576 Unanimous motion to wave the reading of the 2021 minutes and approve them. This motion was unanimously approved. **Approved**

Board Overview: David

- A big part of how the owners see the Boards work is through actions and accomplishments. It is important to take the time to review some of the successes over the last year.
- Deep root fertilization was completed on front trees.
- Seeded lawns with burn kill.
- Irrigation system and heads were updated.
- Drone look and repair completed on all roofs after storm/wind created some issues.
- Weed control was put on at the best time this spring to get maximum impact.
- Plan and prices are being determined for quack grass sod replacement in front yards.
- Building walkthrough is complete and landscape walkthrough will be in the next couple weeks.

- This summer priorities will be paver raising of the walks.

Reminder about items that are the responsibility of individual owners

- Refinishing and maintenance of decks
- Front stoop, doors and windows.

Kerry Frank – Social and Welcome Committee Overview

- Thank you to the volunteers who organize night to unit, picnic, winter party. Hopefully we will be able to do these and more in the future. Always looking for owners help to plan and organize. Please let Premier know if interested in helping. We also greet new neighbors and give some information, so they are welcomed into the community.

Landscape Committee Report

- Thank you to the members on the committee for all your work and time. There is always a need for more active members on this committee. Please let Premier know if you are interested. Please remember to water your plants and tree whether new or existing, they need some help getting stronger after last year’s harsh summer. 150 plants and trees were installed. Volunteers improved the monument area last year with grasses and trees. All the arborvitaes were pruned for more consistent look throughout the association in 2022. Last year 220 plants and trees were installed. Water bags were installed and thank you to all who are helping to fill them several days a week.

Election of Director:

- One board position is open for election. Kimberly called for nominations from the floor and received none. Motion 16536, 16601 seconded to close nominations from the floor. **Approved**
- Unanimous vote to elect Denise Frazee for the open Board position for a two-year term. Unanimously approved. **Approved.**

Diamonte Fiscal 2022 Year End Annual Report

Litigation and/or Pending Lawsuits: The association is not a party to any pending lawsuits or judgments.

Insurance Coverage:

The subject property is insured with – Farmers Insurance – Robert Curtis 952.985.9800

Policy Type	Underwriter	Coverage	Effective Dates
General Liability	Farmers	\$1,000,000- \$2,000,000	11.30.21-11.30.22
Umbrella		\$1,000,000- \$2,000,000	
Property Damage	Farmers	Guaranteed – 125%	11.30.21-11.30.22

		\$18,589,400 Insured Deductible \$10,000 2% wind hail per building, All-In Policy	11.30.21-11.30.22
Directors/Officers	Farmers	\$1,000,000-\$2,000,000	11.30.21-11.30.22
Crime/Fidelity	Farmers	\$1,000,000	11.30.21-11.30.22

Delinquent Assessments - None

Financial Report

Audit emailed.

Capital Expenditures in Excess of \$5,000.00

Planned capital expenditures in excess of two percent of the budget or \$5,000, whichever is greater, approved for the current fiscal year or succeeding two fiscal years are: Irrigation upgrade and landscaping projects

Reserve Accounts

As of 12/31/20 the reserve account balance \$160,888.00

As of 12/31/21 the reserve account balance \$178,560.58

As of 12/31/20 the Working Capital account balance is \$39,909.00

As of 12/31/21 the Working Capital account balance is \$42,288.91

Profit and Loss Budget Performance: A copy of the P&L Report can be found under Meeting Minutes on the Association website. [Meeting Minutes - Diamonte at Spirit of Brandtjen Farm Lakeville, MN \(diamontehoa.com\)](#)

Audit: The Audit was sent to owners via email prior to the Annual Meeting.

Reserve Study: At this time, the study shows that the reserve accounts are fully funded.

Website Usage: Every owner is encouraged to use the website to find information regarding rules and regulations, documents, and responsibilities. This will enable Premier to focus on responding to more urgent or complex issues. The website address is: [Home - Diamonte at Spirit of Brandtjen Farm Lakeville, MN \(diamontehoa.com\)](#)

Open Forum:

Q. How will quack grass areas be dealt with?

A. There are areas in the front of a few yards that will be sodded. The backs and spots will be killed and dirt and seeded in a process that includes a wait period in-between.

Q. Can the landscape plans be added to the website?

A. Yes, LS committee will send the revised and they will be added.

Q. Investments taking a huge drop in CD's yielding less than .3%, what plan will be moving forward?

A. We are reviewing other option to invest some of the funds for future replacement that would yield over 3%.

Q. Insurance premiums are raising over 20%. What can owners do to keep our loss runs in good shape?

A. The Trex decks do help. Making sure you follow proper protocol if you leave in the winter. When gone have someone checking your unit regularly upstairs and downstairs. No fires allowed on decks at all of any kind. Including torches, gas fire pits and charcoal grills.

Q. Can the paint codes be put on the website?

A. Yes, it will take some time to gather this information from owners who may have cans or codes in their builder books.

Q. What will the painting cycle be?

A. In 2022 the paint plan will be formulated. It will begin with a cycle for 2023. The whole house including pillars will be done during the phase you will be painted in. More information will be distributed after the planning is done. The decks and deck skirts will not be done as that is the owners responsibility.

Adjournment: Unanimous motion to adjourn the meeting at 7:19 pm. **Approved**