

# Dufferin Park Homeowners Association

## 2002 Board of Directors:

Jeremy Zwart (952) 226-3327 [jeremy\\_zwart@rsmi.com](mailto:jeremy_zwart@rsmi.com)  
Kurt TeWinkel (952) 226-5895 [Tewinkel@presenter.com](mailto:Tewinkel@presenter.com)  
Ali Anderson (952) 440-2358 [Aanderson@Traderumors.Com](mailto:Aanderson@Traderumors.Com)

Managed by: **Gassen Mgmt**  
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Website: <http://dufferinpark.tripod.com/>

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## DUFFERIN PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING OF MEMBERS MARCH 5, 2003

### Minutes

- I. **CALL TO ORDER - 7:11pm**  
Introduction of the Board Members  
  
Board Members in Attendance  
Jeremy Zwart, President  
Kurt Tewinkel, Vice President - not present (resigned)  
Alison Anderson, Secretary  
Greg Lind, Chairman Special Committees
  
- II. **ESTABLISHMENT OF A QUORUM/ROLL CALL**  
49 including proxies-quorum not achieved.  
According to Article III, Section 4 a vote was held to continue without quorum – approved.
  
- III. **APPROVAL OF MINUTES OF THE PRECEDING MEETING(S) OF MEMBERS –**
  1. Call for motion to approve
  2. Call for second to approve
  3. Minutes were approved
  
- IV. **REPORT OF OFFICERS**  
**Updates:**  
Board increased frequency of meetings to 1 each 3-4 weeks instead of 1 quarterly.  
Initiated monthly review of complaint logs  
Goal for 2002 was to address outstanding issues, to achieve more turnkey, standardized and professional operations for association

### **Change in management company**

The board felt current management company was lacking in responsiveness, professionalism, collection of past due accounts, general lack of service/attention to details and creating errors.

We contacted 3 different companies for bids and chose the most competitive after a personal interview & reference check

## **Introduced Gassen Property Management Company**

Introduced Carole Paulsen (952-922-5575). Carole shared that Gassen has been in industry for 30+ years; has been doing association mgmt 15+ years; Gassen is a family owned business; with 16 prop mgrs; 150+ associations in metro; will focus on collections; enforce covenants to retain conformity/architectural control; Highlighted 24X7 maintenance services available for purchase by homeowners– call Terry at Gassen for assistance.

## **Website**

Update from Greg Lind; Highlighted local “yellow pages” section and encouraged all to add to this, utilize it and to send their e-mail addresses so we can start building our notifications list. Covenants are published on website and are available for download there or through the property management company for a fee.

## **Waste Management**

We pursued improved rates for community based on increased usage. We educated WM on alternate rates for community and as a result we were able to achieve a general rate reduction to maintain their competitive advantage.

## **Monument Irrigation (Hwy 27/Dufferin Dr)**

The grass & irrigation system were in a state of disrepair. WaterWorks restored/repared all the component parts, will complete final repairs in the spring. We’ve contracted with WaterWorks to start up and blow out services annually. They will also be offering a discounted program to entire neighborhood based on volume.

## **Monument/Cul-de-sac Flower Beds**

We are in the process of getting bids for the new season

## **Covenants**

A follow up from last year's meeting about questioning viability/value of HOA. We believe the benefits of the HOA include recognition of community, maintaining standard of “upkeep” due to covenants and maintained/improved property values. The Board has reviewed alternatives:

- 1) Eliminate HOA –  
Cost to eliminate would require a filing fee on every deed of every home in association of \$9,848 filing fees (655 X \$15) plus \$7,500 attorney’s fees. Common areas would be re-assigned to homeowners adjacent to them. This would require X% vote of all homeowners to be approved.
- 2) Put more “teeth” into covenants  
We’ve discussed alternatives being reviewed to enforcing infractions by using a letter from Gassen, then letter from law firm at home owner’s expense indicating legal fees, liens filed. Our bylaws do not currently permit the assessment of specific

fees for infractions and any changes would still require a 75% approval of all homeowners and a \$9,848 filing fee plus attorney's fees.

In Article VII of the Bylaws, Section 1 (a) it states The Board of Directors shall have power to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.

**V. FINANCIAL REPORT**

Showed slide of income statement 2002 and reviewed  
Showed slide of balance sheet 2002 and reviewed  
Showed slide of budget for 2003 and reviewed

**VI. ELECTION OF ONE MEMBER TO THE BOARD OF DIRECTORS**

Voting (to fill 1 board member for a 3 year term)  
Nominees: Richard Weintzweig, Greg Lind  
Results: Elected: Greg Lind (3 year term)

**VII. OLD BUSINESS**

Open floor for discussion, no topics were presented

**VIII. NEW BUSINESS**

Future year goals:

Research cost associated with lighting of additional monuments:

Hwy 27 has lights – other monuments don't – contacted electrical companies – estimate = \$3500 for each;

Suggestion (1) = use lights on top of sign;

suggestion (2) – use homeowner's electricity, install a separate meter and reimburse homeowner for electricity

Drive-around to existing monuments to gauge maintenance requirements  
Lawn care / fertilization – we will be adding fertilization services to Hwy 27 monument

**IX. ADJOURNMENT 8:05pm**