



2023 Dufferin Park Homeowners Association Annual Member Meeting

February 21, 2023

1

CALL TO ORDER

2

Benefits of the HOA

- More consistent, or often higher property values than neighboring non-HOA areas
- Layer of support for homeowners to handle neighbor disputes
- Standards of compliance for all homeowners
- No long duration parking of trailers, boats, campers, etc. in driveways
- Maintained entryways, and common areas

3

Board of Directors

Steven Hawks, President

Term (2020 – 2022)

Angela McGannon, Vice President

Term (2021 – 2023)

Edward Goettl, Secretary

Term (2022 – 2024)

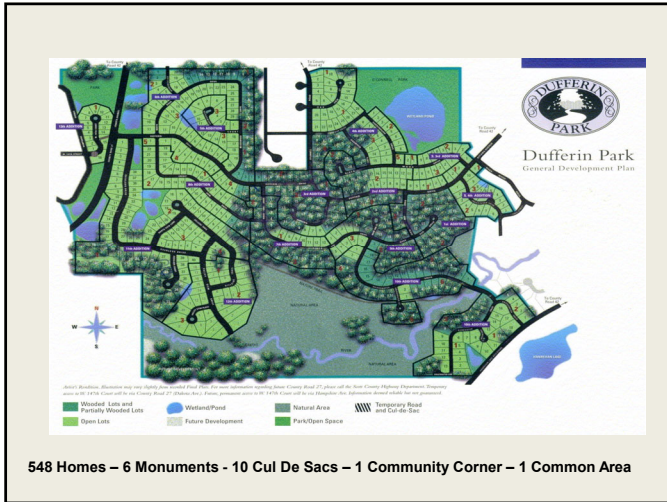
Chris Ford, Alternate

Term (2022)

*Greg Lind, Webmaster/Communications

(ongoing; non-voting)

4



5



6

Management Company

Association | One
 617 Industrial Drive SE
 Lonsdale, MN 55046
 (833) 737-8663

Contact: **Brian Borchardt/Kat Doffing**
support@associationone.com
questions@dufferinpark.com

7

- Agenda**
- Call to order
 - Roll call and quorum verification
 - Annual Report 2022
 - Board reports
 - Committee reports
 - Nomination Bio's
 - Ballot
 - 2023 annual assessment giveaway
 - Adjourn

8

**ROLL CALL AND QUORUM
VERIFICATION**

9

Dufferin Park Website

<http://www.dufferinpark.com>

- Annual Meeting materials
- 2023 Assessment information
- 2023 Covenant Amendment updates
- Legal documents
- Meeting dates/times
- And more...

10

Dufferin Park Board Meetings

<http://www.dufferinpark.com>

- January 12, 2023
- February 21, 2023 (Annual Meeting)
- May 11, 2023
- August 10, 2023
- November 9, 2023

11

Association | One

<https://associationone.com>

- Homeowner portal
- Pay annual assessment
- Access meeting minutes, budgets, expense reports
- And more...

12

ANNUAL REPORTS - 2022

13

2022 Reports

- December 2022 Financial Report
 - Enclosed in packet/website
- Certificate of Insurance
 - Enclosed in packet/website
- Balance as of 12/31/2022 of the total unpaid assessments: **\$2,923.00**

14

BOARD REPORTS

15

President's Report (2022)

- President's reports are part of each quarterly Board meeting
- Creation of dufferinparkpresident email address
- Special Assessment Meeting on 4/21/2022
- Covenant Amendment vote for homeowners in Dufferin Park 1st and 2nd additions, and Timberline 3rd, 4th, and 5th
- Monument refreshing and landscaping updates at Dakota Ave. & Dufferin Dr. (will be completed in 2023)
- Dufferin Park garage sale (thanks to Sandra)
- 2022 Night to Unite event (1st time in 3 years)
- 2023 plans for the rest of the covenant amendment vote

16

President's Report (2023)

- Complete the covenant amendment vote for all remaining properties (548)
- Complete monument refreshing and landscaping (including at Bridgewater & Hanrehan, and select others)
- Address Ash tree issues in cul de sacs and within landscaped monument areas.
 - Work with homeowners on replacement
- Dufferin Park garage sale (May 11 - 13)
- 2023 Night to Unite event (August 1)
- Pending the outcome of the amendment vote, By-Laws need to be updated

17

Covenant Amendment (2023)

New MN Statute amendment 515.2-118(a)(7).

- Going forward, if an association wishes to amend any of its governing documents (Declaration, Bylaws, Articles of Incorporation), and the amendment process requires the approval of a certain percentage of the Owners, then the association may obtain the deemed approval of owners by first sending notice and a copy of the proposed amendment to each Owner, by certified US mail, postage prepaid and return receipt requested, and then by proceeding to obtain the approval by vote or written consent (as may be required by the current governing documents):
 1. If the association proceeds to obtain approval of the proposed amendment via vote, then any owner's vote that is not cast against the proposed amendment is deemed to be a vote in favor of the amendment. In other words, any Owner who either fails to vote or abstains will be deemed to vote in favor of the amendment.
 2. If the association instead proceeds to obtain approval of the proposed amendment via written consent, then an Owner will be deemed to have given written consent in favor of the amendment unless the association receives a written refusal from the Owner within 60 days after the notice was mailed.

18

Covenant Amendment (2023)

The amendment process will be conducted in 3 phases:

- Feb. - April: Dufferin Park 3rd, 4th, and 5th additions
- May - July: Dufferin Park 6th - 7th & 8th - 9th additions
- July - September Dufferin Park 10th, 11th, 12th & 13th additions

19

Covenant Amendment (2023)

- Handled 100% by attorney
- Verification of ownership against official county records
- Prepare packet of notice, covenant amendment, written consent, prepaid return envelope, etc.
- Use of certified mail
- Recording with Scott County
- Upon approval of budget, we will work to finalize a timeline (early 2023)

20

Secretary's Report

Approve annual meeting minutes from February 10, 2022.

21

Treasurer's Report

2022 End of Year Financials Enclosed in packet/website

Financial Summary provided by Association | One
Brian Borchardt

22

Replacement Reserve Funds

MN Statute 515B.3-1141 REPLACEMENT RESERVES

(3) The association shall keep the replacement reserves in an account or accounts separate from the association's operating funds, and shall not use or borrow from the replacement reserves to fund the association's operating expenses.

- DPHOA Replacement Reserve Funds Balance as of 12/31/22 is: **\$28,465.12**

23

BOARD MEMBER ELECTION

24

Election of Board Members

DPHOA needs to elect 2 board member positions for 2023
(one 3-year term & one 1-year term as alternate)

Board activity:

- Board meets once per quarter
 - 2nd Thursday at 5:00 pm – meeting date and time can change based on Board's availability.
- Time commitment –
 - Approximately 5 hours per quarter. This can vary depending on projects, and time of year.
- Reviews DPHOA Financials
- Resolve concerns/questions/complaints from DPHOA homeowners
- Oversee maintenance/upkeep of common areas

25

Board Member Candidates

(vote for 2)

Josh Krob

Steven Hawks

Nominees from the floor?

26

**2023 ANNUAL ASSESSMENT
GIVEAWAY**

27

Adjournment



Thank you for attending!

28