



## **Maple Grove West HOA**

### **Directors' Meeting**

Sunday, December 14, 2025, 7:00 PM

Via Zoom

### **Minutes**

#### **Attendees:**

Luke Shay, President  
Cindi Nelson, Vice President, Treasurer  
Nora Smith, Secretary  
Brad Dahlke  
Derek Johnson  
Jon Pearson  
Stephanie Powers  
Mallory Riesberg  
Andrea Rosella  
Clinton Wallace

#### **Proxies:**

Becky Atterberg  
Brenda Bohenkamp  
Carrie Ross  
Shane Wyman

Luke Shay opened the meeting at 7:05 pm by introducing himself and the directors, Cindi Nelson and Nora Smith.

#### **I. Past Year**

##### **A. Home sales**

There were four home sales, as opposed to eight the previous year.

##### **B. Covenant Violations**

There were quite a few complaints of covenant violations, primarily of Members not taking care of their lawns or of keeping excessive items in their front yards. Luke noted that covenants require that grass cannot be longer than six inches. Covenants are even specific as to the number of weeds allowed in a specific area. Also, there were issues with general house maintenance, such as fences not being repaired. The main goal/issue is keeping homes and yards well maintained and looking nice for everyone, but especially for those trying to sell their homes.

C. Thanks

As in the past, Shane Wyman has helped us with maintenance of the common areas, cleaning landscaping, trimming trees, etc., saving the HOA money. We thank him for his continued help and advice.

II. Financials

A. Insurance

As many have experienced in the insurance market, the HOA's insurance through American Family Insurance was non-renewed. After receiving four quotes ranging from \$1,600 to \$4,000 (previously \$900), the HOA bound the same coverage with Auto Homeowners Insurance for the lowest quote.

B. Overdue Dues

We have had the same eight Members in arrears. One long-outstanding account recently was paid, so that will reflect well in our profit/loss next year.

C. Profit/Loss

Financial details were displayed showing that, although expenses were up (mainly insurance), net income still is about \$5,000, and the account balance as of October was sufficient.

D. Notices

It seems some invoices and notices were smudged when mailed. We will correct that in the future.

III. Getting Involved

A. Board Members

The HOA has only the minimum board members (3). We hope at least one other person will volunteer. While it is not much work, it is helpful to have additional opinions when decisions are needed.

B. Landscape Maintenance

There will probably be some required landscaping cleanup in the common areas. Bushes and trees are getting overgrown. When needed, we will send out an email asking for help. Anyone who helps will get credit against their dues. Alternatively, we will need to pay the lawn care company, which will be much more expensive.

In addition, we are continuing the Community Snow Removal Program to remove snow in the common areas (primarily Chalk Street) when it is below the contractor's threshold. Again, credit against dues is available for volunteers. Details are available on the website.

C. Questions

Derek Johnson asked how to contact the Association to help out in the items mentioned. Luke said the email [maplegrovewest@gmail.com](mailto:maplegrovewest@gmail.com) email is the best contact.

IV. Elections

There were not enough participants for a quorum, so no vote was taken. The directors will schedule another meeting, likely in early January, so we can encourage more participation to meet the quorum needed then of 13 and potentially add another director.

Luke thanked the Members for participating and ended the meeting.