

**Bunker Lake Village Townhomes Association
Board Meeting
Tuesday, April 28, 2026
1:00 PM at Sue Stone's**

Board Present: Joe, John, Sue, Vickie, Jane

Motion made by Sue to call the meeting to order and seconded by John.

1. FINANCES

Joe reviewed the financial reports.

We are about \$1,000.00 under budget for April. There is a slight adjustment due to the ending of service with Mickman's the end of March and the beginning of service with Augusta Greens April 1.

Joe thought May 1 was the start date for August Greens.

Budget wise, we are right on track.

The bid for the 4 new trees this spring from Rum River Tree Farm is \$2,645.00.

2. LAWN/SNOW

We are officially with Augusta Greens for lawn and snow beginning April 1, 2026.

The original contract was \$3,142. When Augusta Greens sent a copy, they had a monthly amount of \$3,424. John signed the original contract, so we need to Keep an eye out to make sure they don't charge us at the higher rate of \$300 more per month.

We will go over budget due to thinking that we will have Augusta Greens one more month than Joe thought.

Any communications that come from Augusta Greens, Sue will automatically forward to the rest of the board.

3. TREE/SHRUB/STUMPS

Tom from Rum River will be out possibly today to mark for digging for the new trees. Two bags of mulch per tree are included in the planting of the trees. These will be planted in the next week or two.

Jane & Vickie have walked the property again this spring and have updated the list of trees that need to be removed due to being diseased, too close to the houses or too large along driveways

The rental company for unit 13911 had the front tree removed last year but have not had the stump removed yet. We will need to send a letter to the homeowner for the removal of the tree stump.

Rock will need to come out first before anyone will want to grind the stump. This is a large project. We will give them a deadline of July 1 to have the stump removed and cleaned up.

All trash receptacles need to be in stored in garage except on trash day. Sue talked to Wendy about this. No pots out front of houses as well.

Our Project Budget is \$15,000 for the year.
Cost of 4 New trees this spring = \$2,645
Cost of mulch with 4 bags for each house \$20 x 41 units = \$820 + tax
Cost for trimming of trees this year we are setting at \$4000
What we have left for tree removal is approx. \$7,355.

Vickie and Jane will prioritize the list more fully to fit within the budget of approx. \$6,000.00 for this year.

John gave the name of Tim Stickney is someone to check with for tree removal this year. Their phone number is 763-203-2596. Vicki will check with them.

We spent \$21,000 for tree removal in 2025.

We discussed if homeowners choose to keep their big trees and not have it cut down, then the homeowner is responsible for keeping it trimmed at their own cost. This would be more work for us to manage, and we should just say that we are removing them and that is our plan. Should they really get a choice when they will eventually destroy the driveways and have to be continually trimmed? We don't need to produce more work for the board. The goal is to cut our costs for trimming every year.

There are still 41 trees that are either diseased, too close to houses or too large for driveways yet to be removed. We can't do them all this year. We will trim as needed, but the longer we put this off the larger the trees will be at more cost to remove.

There are at least 8 stumps that should be ground this year.

Junipers need to be trimmed in June this year as they did not get trimmed at all last year.

4. ACR

Everyone on the board is receiving the ACR forms and they are being taken care of. The form seems to be working.

5. OTHER BUSINESS

Dog Fence – the bylaws allow for a fence only with board approval of the fence plan and look. This is what Karen was approved for and she installed her fence with agreed upon stipulations as noted in her letter of approval. One of the stipulations was if a neighbor complained it would need to be removed. Another homeowner saw her fence and questioned why she got a fence and her previous request for a similar fence was denied. Do we allow the other neighbor to now put up a fence as well for their dogs? Will we have more people wanting to put a fence around their patio cement? Does the board want to monitor these fences and keep them looking nice? Is this going to be a lawnmowing nightmare? Neighbors should not have to make decisions on what their neighbors are asking for. After a long discussion and reviewal of bylaws we can do one of two ways, either stick to the rules or allow her to have her fence and allow others to have fences. For the dog fence for Karen at 14008, it went to a vote to having it removed with 3 voting yes to remove the fence, 1 voting no and 1 abstaining. It would be best to not allow fences around patios in the future and keep the

properties consistent. Karen will have until June 1 to remove the fence. Jane will regretfully write a letter and talk with Karen.

John Geerdes submitted an ACR request to replace two “decorative grasses” near their front tree with two smaller coralbells plants to conform with the neighboring decorative scheme. This was approved.

Vickie shared that gophers are digging along the fence along Hanson and erosion is happening. There are a few yards where there is a foot or more gap of space. Maybe a truck load of dirt needs to be thought about.

Board reminded to keep an eye out for violations or things that need to be repaired.

Is there anything we can do to have more Happy Hours this year? Try to promote more often maybe?

Corner Planters – will get repainted and planted. Randy and Vickie will take care of these. Thank you!!

Taxes – forms completed and have been filed. Thank you Sue!

Connexus replaced the light post that Augusta Greens knocked down. They will probably charge Augusta Greens for this. The sprinkler pipe was broken by Connexus. Elton has already fixed it. Elton is still working on sprinkler system checks and repairs. Joe to watch bill to see what the charge is for that sprinkler head/pipe.

Jane shared that there are dead bushes by 13942 and 14019. The bushes are in the rocks with the electrical transformer boxes, and we don't want to be digging in there. We need to call in a professional to handle the marking of electrical, removal and planting in these areas. John will ask Augusta Greens if they would do this.

Our next meeting will be May 19, at 1 pm at Vickie's.

Jane will write a summary of the board minutes to send out to homeowners.

Grass will be cut on Thursday this week due to the rain. They came on Wednesday after all!

Vickie asked if Augusta Greens is planning to do crab grass preventative soon. John said he will check on ground temp with Augusta Greens to make sure we get this put down in time.

Vickie moved to adjourn the meeting and seconded by Joe. Meeting adjourned.

SUMMARY FOR HOMEOWNERS

The Bunker Lake Village HOA Board met on Tuesday, April 28 at 1 pm. All board members were present.

FINANCES: Joe reviewed the budget and financials, and we are right on track so far for the year.

LAWN/SNOW: We are officially with Augusta Greens for our lawn and snow removal as of April 1, 2026. Clean-up has already been done, and mowing began this past week. The sprinkler system is being tested and heads and leaks are being repaired. Checking with Augusta Greens to make sure crab grass preventative is put down at the proper timing. We want to make sure the juniper bushes are trimmed this year at the proper time in June.

TREES/SHRUBS/STUMPS

The 4 homes with boulevard trees that were taken out last year will get their new trees planted in the next couple weeks. Vickie and Jane have walked the property again this spring and have updated the list of trees that still need to be removed. This is an ongoing project. They will be prioritizing the list to stay within the project budget. Tree trimming costs and mulch is also budgeted for this year.

ACR FORMS

One ACR form request was approved and form is working well.

OTHER BUSINESS

Board reviewed bylaws. Concern for gophers digging and erosion along Hanson fence line. Board would like to see more Happy Hours this summer. Corner planters will get a new coat of paint and fresh flowers when it is warm enough to plant. Tax forms have been completed and filed for 2025. Connexus replaced the damaged light post on the corner.