

April 1, 2025

Dear Senate State and Local Government Members,

Thank you for recognizing that there needs to be change in the State Laws for HOA's.

When a person purchases in a HOA this is one of the biggest purchases you make within your life.

I have lived in my HOA for several years which is CloverLeaf Townhouse Assoicaiton in Blaine, Mn.

We started out as a self- managed HOA, however; with that came issues of favoritism where certain homeowners got what they wanted and others were shunned by the board with any issues they experienced. Finally, some of us being frustrated went throughout our community and got a petition signed by over 60% of homeowner's signatures to call a special meeting to remove the old board and elect a new board. Well, the previous board went and hired a property management company before the meeting was called and signed a 2 year contract with this property management company.

This has been the worse decision anyone could have made and the following reasons are why.

1. The property management company Cedar Management saw the amount of money we had in our general funds and reserves and could not wait to start spending. They were to start with the completion of decks, which was a 3- year project and we are going on 6 years with decks still not completed. The reason being is the contractor hired which was required by the management company that we use his contractor did not follow codes with the City of Blaine. They did not pull proper permits, post the permits, performed work such as adding a deck extension on my deck which they are not licensed in the State of

MN to touch his they do not hold a HVAC license, but still did it causing thousands of dollars worth of damage to my property which I had to pay out of pocket for. I filed in conciliation court and won my cause. Then the property management company had the board file a claim with our previous insurance company which I had tried to do prior to court and was told it was not a covered peril yet the board submitted a claim and the insurance company is providing atty for litigation in district court. Being on disability, I do not have the funds to fight them in District Court nor is there any assistance with legal aide on these issues.

2. In the current law there is no way for a homeowner to get reimbursed for legal fees if they sue their Association, Property Management Company or their vendors.
3. Then we have vendors such as LawnCare and Snow Removal that continues to do damage to our lawns.
4. Our Board voted to start new driveways and we spent thousands of dollars which was not done to contract, yet property manager claims otherwise and blame our Mn weather for cracks and improper drainage of water etc....
5. The Management Company is supposed to be supervising and over seeing all work done by vendors which has never happened and Board does not hold them accountable to their contracts.
6. AllStar Construction and Maintenance also did some of our roofs only to find out now that the shingles that were applied are only a 10 year shingle instead of 30 year which we paid for.
7. Neither the Board or Property Management Company follow our Governing Documents, Articles and Rules and Regulation and we are a 501C which we can loose due to their decisions.
8. Due to lack of supervision of vendors by property manager I have now had to call the police department to do a report for property damages to lawn etc....
9. In just 6 years the property management company has spent over \$800,000.00 of our money and nothing to show for it that does not have

issues and will have to be replaced again within 3-5 years. When we as homeowners have paid for this work to be done correctly the first time.

It makes a homeowner wonder why a property manager insists on using his/her vendors that they have apparently vetted and have long standing business relationships with, that are doing substandard work. Is the property manager getting a kick back of some kind or work being done for free at their home? Especially if the property manager is managing 8-9 HOA's and using the vendor at each location. Talk about a scam and all the money these vendors are making if they get in with a property manager.

In some of these new laws that you want to pass such as allowing a homeowner's vote of 60% to terminate a HOA. This would be devastating to an HOA community. There are too many seniors and disabled living in HOA that can not mow their own lawn or do maintenance to the exterior of the property.

However, there desperately needs to be a change to our laws on a State level to look out for the homeowners and protect their investment.

The biggest question is who is going to the agency to report problems to? Who on a State, County and City level is going to hold HOA's accountable?

Thank you for your time in this much needed discussion of change for HOA's!

Sincerely,

Lisa Bartel