

**Minutes of the 3/17/2026**  
**Board of Directors Meeting 5:30 pm @ River Woods Office**  
**Townhouse Villages at River Woods HOA**

**Members Present:** Anna Goyette, President; Don Picard, Secretary/Treasurer; Claudia Merriman, Secretary; Jodi Deneen; Mark Heaner; Brad Ihrke; David Wahlstrom.

**Members Absent:** April Bowen, Vice-President; Asta Stark

**Others Present:** Loren Poehler, Grounds Manager; Sarah Moore, Association Administrator

**Call to order:** President Goyette called meeting to order at 5:30 p.m.

**Agenda**

**MOTION:** Claudia moved, Jodi seconded to approve the meeting agenda.

**Approved**

**Approval of Board Minutes of 2/17/2025**

**MOTION:** Mark moved, Dave seconded, to approve the minutes of the February 17 Board meeting. **Approved.**

**February 2026 Financial Statements**

**MOTION:** Brad moved, Jodi seconded, to accept the February 2026 Financial Statement. **Approved.**

**Maintenance Update**

Grounds Manager Loren Poehler reported on the big storm of March. Cleanup took around 10 hours. The plow was broken, but BTR of Burnsville turned around repairs in one day for \$2500. There was discussion about the pole lights staying on constantly. This is a difficult problem because of aging infrastructure and no easy solutions—solar has been tried and does not work. Gas infrastructure work is expected to continue this summer, but our HOA gets little communication until it is about to proceed.

**Administration Update:**

**Pool Rules-Revisions:** We discussed pool pass procedures, pool closure temperatures, banning vaping, and the language about pets. Don will revise the documents and present them for approval at the April meeting.

**HOA Restriction Bill:** The Minnesota HOA Reform Act is back with many changes, but it is still not acceptable to the HOA Leadership Network. Some problem areas are about fines and foreclosures. For River Woods, the changes will probably change a few things that are not deal breakers,

since we do 80% of what is suggested already, but it will create more paperwork. We will likely need a lawyer to review what would apply to us.

**HOA Leadership Reserve Study:** For years, River Woods has put aside one third of our annual budget for infrastructure repair, but we have never had a reserve study. Having a reserve study would provide a roadmap for future board members and the association in general. We agreed to explore this option, especially to get an idea of cost (probably up to \$7,000 given the size of our Association).

**Annual Meeting:** Tuesday, June 16<sup>th</sup> 6 pm. Heritage Library's (20085 Heritage Drive) large meeting room in Lakeville

### **Adjournment**

**MOTION:** Dave moved, Jodi seconded to adjourn the meeting at 6:40 pm. **Approved**

Minutes respectfully submitted by Claudia Merriman, Secretary