

**Minutes of the 4/21/2026**  
**Board of Directors Meeting 5:25 pm @ River Woods Office**  
**Townhouse Villages at River Woods HOA**

**Members Present:** Anna Goyette, President; April Bowen, Vice-President (phone); Don Picard, Secretary/Treasurer; Claudia Merriman, Secretary; Jodi Deneen; Mark Heaner; Brad Ihrke; David Wahlstrom.

**Members Absent:** Asta Stark

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

**Call to order:** President Goyette called meeting to order at 5:25 p.m.

**Agenda**

**MOTION:** Don moved, Dave seconded to approve the meeting agenda.

**Approved as amended**

**Approval of Board Minutes of 3/17/2026**

**MOTION:** Mark moved, Dave seconded, to approve the minutes of the March 17, 2026 Board meeting. **Approved.**

**March 2026 Financial Statements**

**MOTION:** Claudia moved, April seconded, to accept the March 2026 Financial Statement. **Approved.**

**Maintenance Update by Grounds Manager**

Walkthroughs are close to done, and the buildings seem in generally good condition. Most trees planted last year seem healthy, and more will be planted this spring. Mulching is ongoing this week. Weed spraying and fertilizer will begin when supplies arrive. Fertilizer is much more expensive this year. The sport court will be removed this year, and will probably require 2-3 dumpsters. Pool drain covers need to be replaced this year, which requires an empty pool. The new mower arrived. Mowing will start after spraying. The sprinkler system will be checked for possible startup in June. Some plowing damage (garage service door) will be repaired at #248. Work to improve River Woods buildings (Salt shed and garage fascia) will require permits and will probably be done around June.

**Administration Update:**

**MOTION: Pool Rules-Revisions:** Dave moved and April seconded approval of the revised pool rules. **Approved.**

**HOA Reform Bill:** Don reported that the MN Senate has passed the HOA Reform bill, but the MN House is still debating. The HOA Leadership Network has provided useful testimony which has improved the bill considerably.

Although there are some changes that will affect our HOA, Don expects no problems for River Woods regarding this law.

**HOA Leadership Reserve Study:** Don consulted with Antony Startup of Criterion Engineering about whether our HOA should have a reserve study. The encouraging news was that we do not need one, since we already pay for ongoing infrastructure replacement with a third of our annual budget, in addition to building a substantial reserve fund for future roof reshingling, road replacement and emergencies. Don was told that because of our experience, we can project these future better than a consultant.

**MOTION:** Aspen Sanitation: We received a bid from Aspen at a lower price than our existing contract. Claudia moved, and Dave seconded to approve the three-year contract, which will be in effect through May of 2029. **Approved.**

**Annual Meeting:** April moved and Brad seconded to change the date in our agenda from Tuesday, June 17<sup>th</sup> to Tuesday June 16<sup>th</sup> at 6 pm. Heritage Library's (20085 Heritage Drive) large meeting room in Lakeville. **Approved.**

#### **Adjournment**

**MOTION:** Don moved, Jodi seconded to adjourn the meeting at 6:20 pm. **Approved**

Minutes respectfully submitted by Claudia Merriman, Secretary