

Pineview HOA
Robert E. Kraus, President
12785 84th Avenue N
Maple Grove, MN 55369

VIA Certified Mail and Email

August 6, 2025

Dear Bob,

The issue of releasing the June legal opinion letter concerning siding assessments, a document of utmost importance and relevance, was discussed at the last board meeting, which you were unable to attend. When I requested a copy at the previous board meeting, Lance from Omega stated that it was privileged communications and would require board approval for release. This document is crucial for our understanding and decision-making regarding the siding assessments.

It is reasonable to assume that Lance fully informed you of this conversation. I'm sure that other board members also discussed my request for a copy with you.

As the HOA funded the legal opinion, it is a collective asset and cannot be withheld from its members. This document is considered 'material information' for any upcoming siding vote. Failure to disclose such material information would be a clear violation of a director's or officer's fiduciary responsibilities under Minnesota's Non-Profit Law, MN 317A.

Given the circumstances, I have complete confidence in your integrity as an honest and transparent board president. I trust that you will handle this matter in a manner that upholds the best interests of our community, and I do not anticipate any additional legal expenses to resolve this issue.

Therefore, in the interest of transparency and fairness, I urgently request that you provide me with a copy of the document or grant me access to it online. If there is nothing to conceal, this should not pose a significant issue.

On the other hand, if the document is not forthcoming **by August 15**, I will have to assume that you and Omega Management are acting in a manner that undermines the general interests of all HOA members, and that there is something within this legal opinion letter that you do not want revealed.

Sincerely yours,

Edward G. Palmer

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Cc: Lance Stendal, Omega Management
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