

Pineview HOA Member
Maple Grove, MN 55369

September 29, 2025

Dear HOA Member,

You'll Need To Show Up In Person At The Annual Meeting In The Community Center On October 6, 2025, *If* You Want Your Vote To Count!

Let me explain. Please read this letter carefully!

I was asked to run for the board of directors last year and had planned to do so. I was also encouraged to become the HOA president due to my experience in both corporate profit and non-profit settings over the past sixty years. You'll find my resume online at http://www.edwardgpalmer.com/EDS_2020_RESUME.pdf. In addition to my corporate background, I now write books on DIY healthcare and spiritual wisdom. Five DIY self-care health books are now online, along with five books about God and spiritual wisdom.

However, in July 2024, I was diagnosed with Parkinson's disease. To say the least, it scared the heck out of me, and I had to back off on my HOA board plan. I have offered to meet in person with Bob Kraus, who, in his email, claims he is 74, that I am bullying him, and that he now won't talk to me. I'm afraid Bob cannot be bullied by a 79-year-old, who is half his weight/size, and a man who is writing to help people with their health and spiritual issues. Speaking my mind on issues that impact my wife and me cannot be considered bullying. Bob is now in his tenth year as president of the HOA. Having witnessed his aggressive personality, I doubt if he can be bullied. However, it wouldn't surprise me if he could intimidate people.

I am now running for the board and its presidency because the present HOA board of directors, under the direction of its president, Bob Kraus, appears to prioritize buildings over the people who live in them. I believe it was Bob who was behind the \$18,500 special assessment vote that failed last year. Bob now believes it only failed because of the cost and the 30-day notice. However, last year, my wife, Becky, and I went around our community knocking on all 88 doors to talk with people and alert them to Bob's \$18,500 siding assessment plan. It might surprise

you that at least six HOA members had not yet opened the HOA's \$18,500 assessment notice and were completely unaware of the impending vote and associated costs.

Don't Fill Out A Proxy! It Is Worthless Paper!

Please take a moment to read the text located on the proxy that Bob and Omega created, which eliminates our HOA members' proxy voting rights. Most of the language on the proxy sheet appears normal. However, the language below, with its grammar corrected, means that you will have no proxy voting rights at the meeting.

"This **PROXY**, which is executed for the Annual Meeting scheduled for October 6, 2025, or any adjournment thereof, may **ONLY** be used to establish a quorum. It may not be used to cast a vote on any matter that may come before the meeting.

WHO DOESN'T GET TO VOTE FOR THREE DIRECTORS?

1. Handicapped people who can't make it to the meeting.
2. Homeowners who work nights and cannot get off for the meeting.
3. Homeowners who are away on vacation.
4. Homeowners travelling for their business or job.
5. Homeowners who want to vote for directors of their choosing.

At last year's annual meeting, I showed up with 10 proxies. Now, if you wish to vote, especially if you intend to support my candidacy, you will need to attend the annual meeting in person. There may be nothing more that happens than the election of three directors. If I were elected president, it would require the vote of three of the five directors. We also need to find someone skilled in managing finances to replace Chris as Treasurer, and someone proficient in taking notes to replace Angela as Secretary. **IF** you can serve in one of these positions, call me.

Let's enter the Annual Meeting with a plan that enables our HOA to move forward and modernize its operations. Together, we can make it easier for all our members and directors serving our HOA by eliminating unnecessary obstacles, such as Omega's gatekeeping on board communications, maintenance, and repairs. I pledge to have our board live within its means and annual revenue. That could include some new siding if actually needed. That means focusing on building maintenance and repairs. At our current monthly dues of \$357, our HOA dues are already high for HOAs in Maple Grove, particularly for an HOA without any amenities.

Violating Our Bylaws

The proxy created by Bob Kraus and Omega Management Group illegally violates Minnesota Laws 317A and 515B, which permit members to vote by proxy if they are unable to attend a meeting. Check out Article 3.3 from our own HOA bylaws, which Bob Kraus, as HOA President, signed off on in 2018. The job of Omega should be to hold our board accountable for respecting Minnesota law, as well as our articles and bylaws. The fact that Kraus and Omega sent us a proxy that disenfranchises our right to vote by proxy is a clear indication that they do not respect our organizing documents and their responsibilities under Minnesota Law.

YOU HAVE THE RIGHT TO VOTE BY PROXY

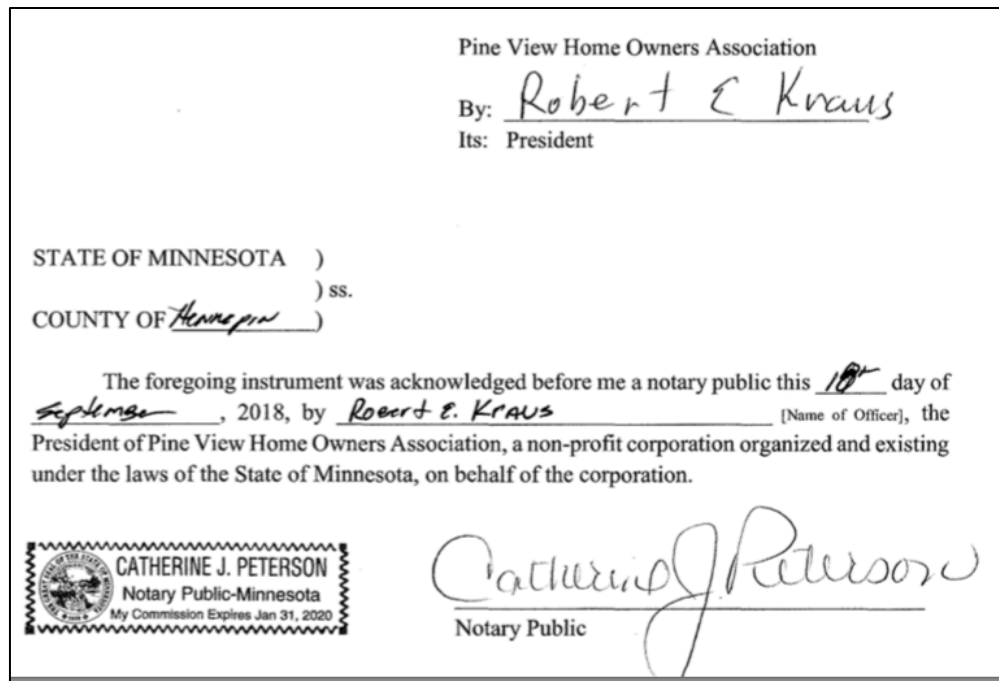
Bob Krause and Omega Management cannot deny you the right to vote in our HOA elections. SHOW UP IN PERSON TO MAKE THAT CLEAR AND DEMAND SOME ANSWERS FROM KRAUS AND OMEGA!

Our HOA Bylaw Article 3.3

3.3 Voting by Proxy. An Owner may cast the vote which is allocated to the Owner's Unit and be counted as present at any meeting of the Owners by executing a written proxy naming another Person entitled to act on that Owner's behalf, and delivering the same to the Secretary before the commencement of any such meeting. All proxies granted by an Owner shall remain in effect until the earliest of the following events: (1) revocation by the granting Owner by written notice or by personally attending and voting at the meeting for which the proxy is effective, (ii) eleven (11) months after the date of the proxy, unless otherwise provided in the proxy, and (iii) the time at which the granting Owner is no longer an Owner.

Kraus & Omega Knew!

Note: Bob Kraus' signature on the HOA's current bylaws document.



HIDING DOCUMENTS AND DENYING PROXY VOTING IS DECEPTION

Bob and Omega hiding legal documents and taking away proxy-voting rights is, in fact, management deceiving its own HOA members. In addition to trying to deny our voting rights, the following documents are being withheld from HOA members.

1. The three bids from last year's siding fiasco culminating in a \$1.6 MM project.
2. The siding specifications used in last year's three bids.
3. The June 2025 second lawyer's opinion letter, claimed to be privileged, even though our bylaws state that HOA members must be allowed to see all documents.

Our HOA Bylaw Article 8.5 Includes ...

8.5 Records. All Association records, including receipts and expenditures and any vouchers authorizing payments, **shall be available for examination of the Owners** upon reasonable notice and during normal business hours.

If the president of our HOA and the management company tasked with backing up our management team are engaged in denying proxy-voting rights and hiding material documents from HOA members, why should they be trusted?

WHAT I KNOW ABOUT THE SIDING

1. A reliable source told me the board's stated purpose for the siding committee was to convince HOA members to approve a special assessment siding vote.
2. It was a senior on the siding committee who only had social security and no other resources, who said he could give up \$400 a month for new siding. I asked him if his siding needed to be replaced. He said, 'No, but it is inevitable.' Many seniors are victims of people like Bob Kraus, who force their opinions down their throats.
3. A reliable source indicated that \$400 a month was the targeted multi-year special assessment dues increase. It would be a dues increase for 3-5 years for residing in the remaining 21 HOA buildings.
4. This doesn't take brainpower, but current dues of \$357 plus \$400 = \$757/month.
5. Two ex-board members told me they left the board because, under Bob Kraus' leadership, maintenance work was not getting the attention it needed.

Bob was correct about the mail-in ballot without a member's response, meaning that a "No" vote would be cast only on articles and bylaw changes if the HOA member did not return a ballot. However, further research suggests that 60 days would be allowed to respond instead of only 15 days, as indicated in the HOA's first lawyer's letter. If Bob had dialogued instead of just wanting to dictate or even if he had released the content of the second lawyer's letter, I could have been better informed. Still, the first lawyer's letter serves as a warning to all of us regarding articles or bylaw changes sent to us by certified mail, accompanied by a mail-in ballot.

WHAT CONSTITUTES A QUORUM & A MAJORITY TO PASS SOMETHING VOTED ON

You might be surprised to learn that only 10% of our HOA, or only 9 homeowners showing up at a meeting, constitute a quorum. In that event, only five of the nine are required to pass any motion. Suppose we don't want something jammed down our throats like they tried to do last year. In that case, we must understand, attend, and participate in annual meetings, such as the one we will have on October 6.

**The October 6 Annual HOA Meeting Is Our Opportunity To
Change The Board's Direction, Move Forward With Modern HOA
Management Tools, And Clamp Down On Runaway HOA Costs!**

I will turn 80 in January, and I am now successfully living with Parkinson's and even reducing the tremors and other symptoms through my nutraceutical approach. I can give our HOA three years on the board to direct the needed improvements.

If elected president of the HOA, I would reinstate in-person board meetings every quarter. I would implement the HOAworks platform, which will reduce costs, enhance communication, and facilitate a faster maintenance and repair process. I would focus on siding repairs where needed. Still, I would not rule out siding two to three buildings annually, as resources allow. I would reduce the annual dues increase from 5% to 3% to help seniors. I would implement other improvements as I mentioned in prior letters or as stated on my HOA Blog at www.pineview-hoa.org. I would allow members to talk directly with any director they feel a need to. I would eliminate all gatekeeping between directors and the board from a third party.

Interim Survey Results

I have an extensive background in quality engineering, dealing with statistics. The short survey on the next page received only nine inputs. It may be skewed toward senior citizens in our community. Still, while representing only 10% of our HOA members, the feedback encompasses people living in 41% of the 22 quad buildings.

Members submitting surveys: 10%

Quad buildings represented in surveys: 41%

Surveys from 84th Avenue buildings: 41%

Surveys from Oakview Court buildings: 43%

Surveys from 82nd Avenue buildings: 37.5%

- Q1 Households receive social security: 100% Yes
- Q2 Internet access and email address available: 67% Yes | 33% No
- Q3 Zoom meetings are okay: 22% Yes | 67% No | 11% No opinion
- Q4 Return to In-Person meetings: 89% Yes | 11% No
- Q5 My siding needs to be replaced: 100% No
- Q6 My siding needs to be repaired: 100% No
- Q7 Our dues are too high: 100% Yes
- Q8 Multi-year assessments will affect selling the home: 89% Yes | 11% No
- Q9 We should live within the HOA's existing means: 100% Yes
- Q10 We should reside in all quad buildings now: 100% No
- Q11 I can afford additional siding dues increases: 67% \$0 | 33% \$50
- Q12 I would vote for a new siding special assessment: 100% No

A Short Survey

To better understand your individual household situation and our collective options, please complete the short survey below and return it to me ASAP.

Circle the answer that applies and send me your survey!

1. My household receives Social Security. Y N
2. I have Internet access and an Email address that I can use. Y N
3. Zoom meetings are okay for communications with the HOA board. Y N
4. The HOA board should return to in-person meetings. Y N
5. The siding on my HOA unit needs to be replaced ASAP. Y N
6. The siding on my HOA unit needs to be repaired, but not replaced. Y N
7. Our monthly dues are too high for an HOA without amenities. Y N
8. Multi-year special assessments will impact my ability to sell my unit. Y N
9. I agree with Ed and believe we should live within our current budget. Y N
10. I agree with Bob, and all quad building siding should now be replaced. Y N
11. I can afford the following increase in monthly HOA dues for the next 3-5 years
so that new siding can be installed on the remaining twenty-one quad buildings.
\$0 \$50 \$100 \$200 \$300 \$400 \$500
12. If a multi-year special assessment vote is presented, I will vote for it. Y N

Sincerely yours,
Edward G. Palmer

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Visit my blog at www.pineview-hoa.org for other information & documents.