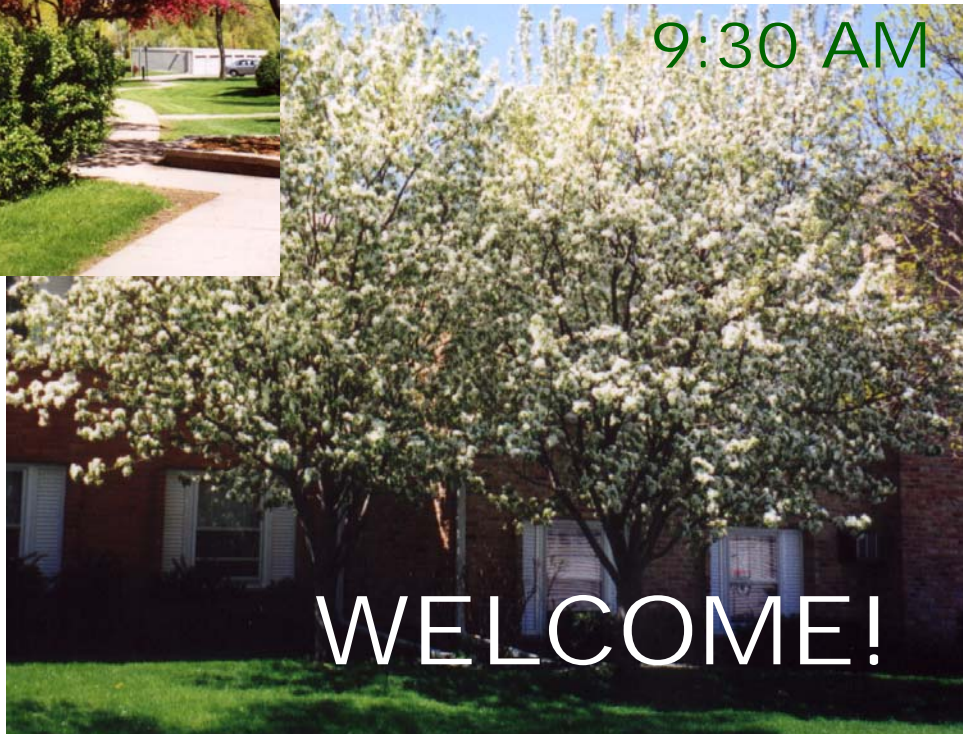


MEADOW CREEK HOMEOWNERS ANNUAL MEETING

December 5, 2009



9:30 AM



Managed by Dunbar Strandness, Inc.





SPECIAL REPORT

Anne Buck

**Police Services Liaison
Hopkins Police Department**

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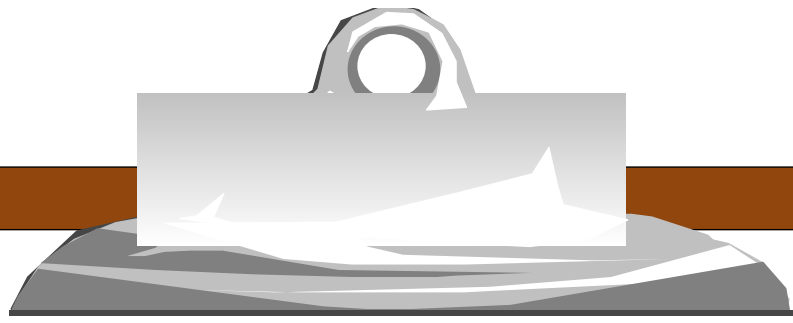


APPROVALS

- ✓ **Roll Call**
- ✓ **Approval of 2009 Annual Meeting Agenda**
- ✓ **Approval of Meeting Notice**
- ✓ **Approval of 2008 Annual Meeting Minutes**

Managed by Dunbar Strandness, Inc.





Reports of Officers

*(written reports were
posted online
before the meeting)*

- ✓ **President**
- ✓ **Secretary**
- ✓ **Treasurer**

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Reports of Committees

*(written reports were
posted online
before the meeting)*

- ✓ Planning, Technology & City Relations
- ✓ Grounds & Security
- ✓ Buildings & Insurance

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Reports of Property Manager

- ✓ Sales
- ✓ Rentals
- ✓ “MeadowVision”
- ✓ Tax protest

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**SALES
REPORT**

for

**Meadow Creek
Condominiums**

Douglas Strandness
Real Estate Broker

Managed by Dunbar Strandness, Inc.



Sales Summary

Very slow market:

- o 2007: 40 sales
32 owners
7 lenders
- o 2008: 20 sales
8 owners
12 lenders
- o 2009: 22 sales thru Nov
7 owners
3 "short sales"
11 lender
1 Association

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Sales Summary

5 sales for 2009 of units in good to very good condition:

1S	-	\$ 70,000
	-	\$ 79,900
1SG	-	\$ 85,500
2SF	-	\$ 97,500
2SG	-	\$ 95,000

Units on market (12/4/09):

6 - 1S:	\$34,900-79,900
1 - 1SG:	\$84,900
1 - 1JG:	\$95,900
1 - 2SF:	\$59,000
1 - 2SG:	\$79,800

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Sales Summary

Effect of "lender-mediated"
sales in the Twin Cities:

Condos - private sales:

2007 \$176,150

2008 \$170,000

2009 \$153,615

1-year decrease: 9.6%

Condos - "lender-mediated":

2007 \$111,500

2008 \$104,545

2009 \$ 91,125

1-year decrease: 12.8%

Source: Minneapolis Area Assoc of Realtors

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Sales Summary

3 traditional principals
of real estate:

location
location
location

3 new principals of
real estate:

condition
condition
condition

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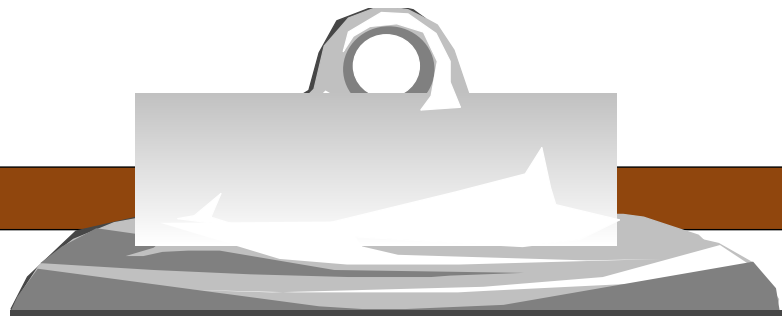
MEADOW CREEK

a decided difference

- On-site management office
- Quick response to most concerns
- On-site staff
- 24-7 response to emergencies
- Professionally managed
- Amenities and perks such as:
 - 👍 package acceptance
 - 👍 car moving & starting
 - 👍 faxes & copying
 - 👍 postage & notary service
 - 👍 assistance with owner repairs
 - 👍 unit checking when out of town

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Reports of Committees

✓ Budget

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The news on dues



0% increase

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