

Badger Village Townhomes Association Membership Primer

WELCOME! You are now a member of the BADGER VILLAGE TOWNHOMES ASSOCIATION INC. (BVTA) In addition to buying a home, you have joined a non-profit corporation created to manage the affairs of this Common Interest Community. As a member of BVTA, you have certain rights, and also certain responsibilities. It is not like living in a single family home where you can do as you wish to your property, nor is it like living in an apartment where the landlord provides most things for you. Homeowners must live within the Rules and Regulations of the community. These are determined according to what is in the best interests of all the residents.

Introduction

When someone purchases a home in a Common Interest Community (CIC) in Minnesota, they not only purchase a piece of real estate, but they also become part owner of real estate that is owned in common with others. The entire community, both property owned privately and property owned in common with others, is managed by an Association, a Minnesota not-for-profit corporation.

Governing Documents

The legal framework for a CIC is set up by several documents. No clause of a "lower" document can conflict with a document "higher" in the list. The documents are:

- Minnesota statutes Chapter 515B which govern Common Interest Communities
- Minnesota statutes Chapter 317A which govern Not for Profit Corporations
- Declaration of Covenants, Conditions and Restrictions of Badger Village Townhomes Association Inc.
- Articles of Incorporation for Badger Village Townhomes Association Inc.
- By-Laws of Badger Village Townhomes Association Inc.
- Badger Village Townhomes Association Rules and Regulations

Communication

Our primary means of communication is email. It is your responsibility to keep the association secretary informed of your preferred email address. If you do not use email, we will communicate with you personally or through the U. S. Postal Service (USPS).

If you wish to contact a member of the board, you may do so by sending an email to bvthboard@gmail.com. You may also send mail to 4376 Portage St. NW, Rochester, MN 55901.

Association Dues

The required method of paying association dues is described in our Rules and Regulations document (section #7). You are required to provide the necessary information for payment to the association treasurer.

The fiscal year for the association is January through December.

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Insurance

Refer to our Rules and Regulations document (section #6) for an explanation of the insurance carried by the association and the insurance required for each member.

RPU Water and Utility Repair Coverage Programs

As of January 1, 2022, Rochester Public Utilities (RPU) began automatically enrolling all eligible customers in their water service repair coverage program at the cost of \$1.99 a month. Badger Village Townhomes Association members will not see that charge on their utility bill. The association was already enrolled in both water and electric line coverage, paid for by the association.

Annual Meeting

The Association's Annual Meeting is held each September. The association secretary will inform you of the date, time and location.

Newsletter

The association secretary will periodically publish a newsletter containing information on current items of interest.

Board of Directors

Board members are elected at the Annual Meeting and serve two-year terms (Oct. – Sep.). Current members are:

Julie Tjelta	President
Gary Poulson	Vice Pres.
DeWayne Gallenberg	Treasurer
Barbara Anderson	Secretary
Rose Marie Hickey	Member