

Letter via Pineview-HOA.org  
Pineview HOA Community  
Maple Grove, MN 55369

April 9, 2026 – HOA Member Update

Pineview Homeowner

**\*\*Important Pineview HOA Ballot Notice\*\***  
**Not Voting = Voting YES!**

This mail ballot on amending Article III is critical to our community. Every member's vote matters.

Under Minnesota law (Section 515B.1-118), this vote is by mail ballot. If you do not return your ballot, your non-response will be counted as a 'yes' vote, because that is how the votes are counted under 515B.1-118. Our Articles require 75% approval.

There are 88 total votes. According to the April 6th board Zoom meeting, the current counts are: 14 NO votes, 26 YES votes, and 48 NO-Ballots.  $14+26+48=88$  Total. Now, let me explain how this balloting works under 515B.1-118 so there is no confusion over what will happen to our community.

Amending Article III requires the approval of 75% of all members. With 88 members, Omega and the Board need 66 YES votes to pass the amendment.

Omega's current count is 26 yes votes and 48 non-returned ballots. This means, under MN 515B.1-118 law, there are already 74 YES votes, and the amendment would pass. If the 48 community members who have not voted all fail to return a NO ballot, their failure to vote will be counted as a YES vote. As illustrated, this will result in approval of the amendment. A planned \$10-20K assessment vote that relies on an HOA board loan is next. Please vote now if you do not support the board's amendment and assessment strategy and instead wish to vote NO.

Most ballots are simply yes-or-no, but this Article III mail ballot is different. If you don't vote, your missing ballot is counted as a Yes. Previously in Minnesota, major ballot

measures failed unless a majority voted Yes, but not now. This time, a **NO** vote is crucial. Make your voice heard—vote **NO** if you oppose the Article III amendment.

If you want to vote yes, simply do not mail in a ballot—not sending one will count as a Yes vote. Of the 48 homeowners who haven't yet voted, this applies to them. To block the amendment, we need at least 23 **NO** votes (26%) by May 14. Currently, 14 **NO** ballots are on file, so 9 more **NO** votes are needed out of the 48 outstanding ballots.

Not voting effectively means you support an amendment that lets our board take out loans, putting our HOA into debt.

Review your mail ballot and return it today. Mark your vote to ensure your choice is counted. **Action is needed now.**

Return your **NO** ballot now if you oppose the amendment. Unreturned ballots will be counted as Yes by law.

Sincerely yours,



Edward G. Palmer

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<https://www.pineview-hoa.org>

P.S. – If you've misplaced or lost your ballot, or want to talk, please call me.

P.S.S – Becky is my editor.