

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

July 31, 2026 – HOA Member Update

Pineview Homeowner,

In case you have not heard about the actual assessment vote outcome. It passed with 50 yes votes to 25 no votes after first failing by 49 to 25. Details are in Darryl Borchardt's complaint filing online with Omega. See the attached Attorney General's letter for further details. Yes, the vote was very suspicious to say the least, especially after two years of massaging HOA members to gain passage.

There is now the issue of the second Article III vote that would allow the board to take out a loan. This "consent" vote under Minn. Statute § 515B-2-118 is considered **INVALID**, since it was sent via regular first-class mail. That means Minn. § 317A is the controlling law for the vote, and requires a yes vote of 66 HOA members for the amendment to succeed. Failure to file a vote does not mean you are "consenting" to the amendment. Omega, having successfully mailed the first ballot via certified mail, has no excuse for failing to follow Minnesota law this second time around.

The proposed amendment should be voted down as it lowers the votes required for allowing the board to take out a loan from 66 votes of all the members to about 18 votes. Let me explain using the legal language contained within the proposed amendment. In all cases, the amendment specifies that a successful vote is 2/3rds of the members present.

- 1) In the first scenario, a quorum of 60% of members is required, which is 53 HOA members.
- 2) If the quorum is not reached, the quorum is lowered to 30% of all members, or now only 27 votes for a quorum.
- 3) Since passing is only 2/3rds, it means only 18 people would then be able to approve the board taking out a loan.

So, the amended Article III contains the legal language that lowers approval from 66 of all HOA members to only 18 people. This article is in our Articles of Incorporation to protect us from a corrupt board of directors. It should remain as is and not be changed.

The stated reason for making the change is to allow the board to take partial payments from HOA members who cannot afford to make the regular assessments on their due dates. Here is a question for the board. Now that the assessments have apparently been approved, what exactly prevents our HOA board of directors from making arrangements with homeowners who need a different payment schedule?

The bottom line is the Article III amendment ballot does not comply with Minn. §515B. It is also illegal as presented, manipulative, and dilutes our founders' 66 yes (75%) vote requirement under Minn. §317A to only 18 yes votes, if conducted under the proposed Article III language.

Becky and I were in Duluth vacationing with family members on June 22, when a very suspicious vote occurred approving the assessment. This letter and the attached letter to the Minnesota Attorney General represent our response. All of our HOA members are in our prayers.

We want to conduct an unofficial recount if you participated in the assessment vote, either in person or by proxy, and voted NO. Please fill out, sign, and return the attached paper unofficial recount vote to us.

Sincerely yours,

A handwritten signature in cursive script that reads "Edward G. Palmer".

Becky Pierce & Ed Palmer
8303 Oakview Court
Maple Grove, MN 55369
edwardgpalmer@gmail.com | 763-370-8227 | pineview-hoa.org

Attachment: Minnesota Attorney General Letter
Unofficial NO vote recount ballot

PS – **Coming soon:** Instructions on how to use the new Pineview HOA Bulletin Board at Ed's Blog site to communicate online with others in our HOA community.

The Honorable Keith Ellison
Office of Minnesota Attorney General
445 Minnesota Street, Suite 600
St. Paul, MN 55101

Subj: \$1,600,000 HOA Siding Fraud Suspected

July 29, 2026

Dear Mr. Keith Ellison,

I am writing to request a full audit of the June 22, 2024 vote to replace the siding on 21 Quad Homes in our Pineview HOA in Maple Grove, at an estimated cost of \$1.6 million. At 25 no votes and 49 yes votes, the vote was initially announced as having failed. Then, suspiciously, Omega Management found another vote, and the siding vote was announced as having passed, with 25 no votes and 50 yes votes. I was in Duluth at the time of the vote, but my wife and I gave our proxy vote to our neighbor, who immediately filed the following complaint with Omega via their online forum. Here is his feedback.

Darryl Borchardt Complaint to Omega Management

Concerning the Assessment Vote on June 22, 2026

I'll keep this short for now with further appropriate actions to follow. Last night our homeowners witnessed a very suspicious result to the assessment vote. I will give brief detail of actions of Omega management and at least one board member which was fortunately seen and heard by all the homeowners present. Homeowners present and proxies recorded were given a ballot to vote yes or no on the assessment.

All the ballots were collected and voting should have ended. The ballots were taken out of the meeting room to be counted. That's when the confusion started. After a very long time of waiting for the final results Bob from the board was huddling with Lance from Omega and being told the FINAL vote was not passed. Bottom line it was determined the FINAL vote was turned down by ONE VOTE!

Then after more confusion or diversion Lance pointed to a homeowner and told Bob to go over and see a guy in blue shirt who was a homeowner. All of a sudden Bob picks out the person in the crowd and asked him about the ballot he was holding and takes it from him.

Number one the Final votes were counted and that person should have turned in his vote like everyone else did if he wanted his vote counted not after the assessment was turned down. This is not how voting works. You don't take extra ballots after the FINAL votes are tabulated!

Did this person get himself or was given an extra ballot after it was discovered one more vote was needed to pass the assessment? This has the makings of a manipulated vote to determine the outcome and must be corrected immediately.

Darryl Borchardt, 8382 Oakview Court, Maple Grove, MN 55369

Mr. Borchardt filed his complaint with Omega Management Company the very next day after the siding vote. It is suspicious because of a pattern of documented HOA voter manipulation over the last couple of years.

At the Annual Meeting in October 2025, our proxy voting rights were denied by Omega and our Board. In July 2026, we were served with a second written consent ballot under Minnesota Law 515B-2-118 to change the wording of Article III of our Articles of Incorporation. Omega and our Board's first attempt failed. However, the current ballot service does not comply with Minnesota Law, which requires the sending of ballots via certified mail with a return receipt. This is a second attempt to change Article III, and Omega and the HOA Board know better, since their first attempt was sent via certified mail. There is no provision in the law to send consent ballots via first-class mail.

Background Information

Our Pineview HOA consists of 88 units in 22 quad homes. I estimate that 30% of our homeowners are seniors, with many in their mid-80s. Women own at least 32 homes (36%).

Our HOA Members Need the AG's Legal Help

Our HOA needs the help of the Minnesota Attorney General's Office to protect the interests of the many Minnesota Seniors. Specifically, we need the following assistance.

1. An AG official audit of the June 22, 2026 vote that levied a \$15k assessment on all HOA members.
2. A Court Injunction forbidding any levy collection efforts until an AG official audit is completed.
3. A statement by the Attorney General that the 515B "consent" ballot sent via regular mail is invalid.
4. A statement by the Attorney General that proxy voting rights cannot be denied when HOA Bylaw 3.3 clearly provides for proxies.
5. A statement by the Attorney General that all HOA documents must be released to members, as provided for in Bylaw 8.5.

There is some doubt about whether the HOA and its management company, Omega, have complied with recent updates to Minnesota HOA law. The \$1.6 million siding project is estimated to be \$400-600k higher than other estimates for comparable siding. Many HOA members now wonder if fraud exists. I have a blog at www.pineview-hoa.org with additional background information.

Sincerely yours,



Edward G. Palmer
8303 Oakview Court N
Maple Grove, MN 55369
(763) 370-8227
edwardgpalmer@gmail.com

Cc: All HOA Members (letter only)

AG Attachments

- Exhibit 1 – Borchardt's Omega Complaint Filing
- Exhibit 2 – 2025 Proxy Vote denial Form
- Exhibit 3 – 515B-2-118 Consent Vote Letter & Form
- Exhibit 4 – HOA By-laws
- Exhibit 5 – HOA Articles of Incorporation
- Exhibit 6 – HOA Declaration

Unofficial NO Vote Recount

☐ **I participated in person and voted NO** on June 22, 2026 for the assessment vote.

☐ **I participated by proxy and voted NO** on June 22, 2026 for the assessment vote.

Name _____

Name _____

Address _____

Maple Grove, MN 55369

Phone _____

Signature _____

Signature _____

Please return your unofficial "I voted NO ballot" to:

Ed Palmer & Becky Pierce
8303 Oakview Court N
Maple Grove, MN 55369
edwardgpalmer@gmail.com
763-370-8227