

Web Visitor
Address
Maple Grove, MN 55369

March 16, 2026 – HOA Member Update

Web Site Visitor,

Your Vote Matters!

- Yes** – I'm voting for my \$10-20k assessment for new siding.
- No** – I'm voting for the board to stop and live within our means.

If not already, you will receive a certified mail-in ballot to modify Article III(d). Omega and the HOA board need 75% of all members to approve this vote for it to be successful. Your voting options are YES, NO, or to IGNORE the ballot. If you ignore the ballot and fail to return it by May 14, you will be voting YES for an assessment under Minnesota Statute §515B.118. Both Omega and the Board's president have gone out of their way to obfuscate this odd voting reality. Only 24 mail-in NO votes will stop this board abuse.

My Story

Let's start with my wife and me. Like you, we got an assessment vote in the mail in the fall of 2024 for \$18.5K for new siding. There was no discussion with the members concerning this vote. We were given less than 30 days until the vote. Under the HOA bylaws, approving an assessment required only 67% of the members to vote at a quorum. My wife and I suspected that the board's plan was that only 15 people would show up to vote. That would mean that 10 members' approval would impose an \$18.5K assessment on all our families, unless we did something.

Becky and I decided to walk through our two neighborhoods and hand out flyers so everyone would be aware of the assessment vote. At the 2024 annual meeting, over 70 people attended, and the Board's assessment plan was soundly defeated. At the meeting, Robert E. Kraus stood up before everyone and lied about what my wife and I did. I was accused of misleading everyone about the siding. However, Becky and I only wanted to

inform everyone so they would be aware of the \$18.5k assessment vote. Six homeowners had not even opened their mailed assessment notice. Others were unaware.

Observing the board and Omega, I've noticed a lack of transparency. Many homeowners complained that Omega was a bottleneck and that the board was not taking care of maintenance work. Today, you can see the terrible ratings that Omega has accrued on Yelp.com. Omega is rated a 1 out of 5, with many posters stating they wanted to rate Omega at zero (0). In 2025, Omega backed Bob Kraus' denial of our proxy voting rights. That's when Omega proved to be an untrustworthy and biased management firm.

So, at the 2025 annual meeting, our proxy voting rights were taken away. Bob Kraus eventually blamed the State of Minnesota for the confusion. However, I had shown up in 2024 with 10 proxies for the assessment vote. I believe Kraus and Omega were concerned I would show up with proxies for my election to the board. Everyone listened as Bob Kraus spent 30 minutes impugning my character. He claimed my revelation of a possible \$400 increase in monthly siding costs was a lie. Ironically, we see that this is exactly the intent of Kraus's leadership plan for new siding.

The March 10th Meeting

At the meeting, Kraus absurdly claimed that the purpose of the proposed change to Article III(d) was so that everyone who needed to make payments for the board's planned \$10-20k homeowner assessment would be able to make the \$350-400/month payments. Bob also mocked the flyer Becky and I distributed to explain the legal implications of the article change. Bob also implied that the MEI bid was a low-cost bid and that I was getting a kickback. Therefore, you can't trust siding bids brought forth to the board by homeowners?

FACT: All board members and Omega have been given MEI's bid and cash flow projections. I personally conducted this analysis because Omega claimed our HOA could not cash-flow the siding. However, we can, and MEI is an 80-year-old, reliable siding company. I am not benefiting financially in any way. I have done this for the many seniors in our HOA who would be harmed by the board's attempt to take out a loan for new siding. Not only would they be financially strapped by the board's lack of concern, but they would most likely not live long enough to even enjoy the new siding. The net effect of the board's efforts would be to take \$10-20k of their home equity away.

FACT: Omega management has projected a per-building cost of \$106k for new siding in contrast to MEI's cost of \$53k. Kickbacks? It's Omega, if anyone, that is overcharging the HOA. Back in 2024, Becky and I talked with two families in our HOA who were in the construction business. They both confirmed that the cost of around \$52-54k was the correct price range for new siding, not \$106k! Therefore, Omega is scamming our HOA by inflating costs and acting as a general contractor on the siding project. Everyone should recognize that legitimate siding contractors, like MEI, have their own project manager, and the City itself has an inspector to validate their siding work. The HOA board should recognize that it has a fiduciary duty to its members, not to Omega.

FACT: When a 75% vote requirement of all members is written in an Article or Bylaw, it is called a "super-majority-vote" requirement under the law. It has been written into the Article or Bylaw for the financial protection of the non-profit's corporate membership. It is a wake-up call! Pay attention to that reality, as it prevents financial harm to our HOA members. Changing the financial language of Article III(d) willy-nilly is unwarranted.

*****This is especially true when cash-flow analyses proved that our HOA can pay for all the new siding over 7 years without any assessment cost or increase in our dues.*****

The Basis Of Replacement Siding

The entire basis for this effort to modify our Articles of Incorporation and assess everyone at \$10-20k is Bob Kraus's opinion that all of our siding is deteriorated, falling apart, and in need of immediate replacement. At the March information meeting, I asked the board what it would cost to repair the HOA's existing siding issues. However, the board had no answer. **The fact is, the HOA board has no financial basis for replacing our siding because they don't understand the actual repair costs of existing siding.** What they have is Kraus's opinion! Yet, opinions are the cheapest commodity in the world. Everyone has one, including me, and even the artificial intelligence entities.

The HOA spent \$10k on an engineer's report. However, their report documented all the woodpecker holes and the gnawing damage by small animals. In fact, the report had no photos of actual defective siding. Everyone should know that the HOA board received two estimates last fall to patch all the holes in the buildings for \$10-12k, but refused to have them repaired. You should also know that it took four years of complaints, mushrooms growing on the wall, and even water leaking inside the house BEFORE the first unit received siding last year. The reality for many homeowners is that the board under Kraus has not been faithful about maintaining our buildings. Ask your neighbors

about their complaints and especially their experience interacting with Omega. Is it really a fact that our HOA's siding is at its end-of-life and in need of replacement?

I believe some siding needs repairs, and others might still need painting. However, I don't think the siding is at its end-of-life and needs replacement, and I have never believed that was our HOA's reality. Back in 2024, I researched the issue and came back with a ChatGPT AI statement that our siding could last 50-75 years if maintained through painting and replacing rotting boards. This week, I repeated the exercise with the Grok AI. I have attached Grok's statement, and again, it's 50+ years on our siding. Obviously, mushy composite siding that is growing mushrooms should be replaced, like Melissa's reported back wall. However, that does not necessarily mean the material under the mushy siding with mushrooms will require extensive repairs.

Mushy or soft siding also doesn't mean that wherever a woodpecker hole exists, the siding is rotten underneath. That was one of Bob Kraus's more idiotic assertions at the March 10 meeting. Anyone else witness woodpeckers drilling through solid cedar trim like me? Also, since my building was listed among the worst, I challenge anyone to come look at it and tell me why we should put new siding on it. Yes, there are some problems, including a 3x5 area of damaged composite siding on the unit behind mine that needs repair. However, the total cost to repair everything the engineer reports as bad could be less than \$5k, from my perspective.

Twelve Project Facts

1. The board has no clue what the repair costs for existing siding issues would be.
2. The board has not completed all the building maintenance it should have.
3. It is an opinion that our siding needs to be replaced and is at the end of its life.
4. It is an opinion that all the siding needs to be replaced in one year.
5. The board is attempting to substantially reduce Article III(d) member voting rights.
6. The board took away our proxy voting rights in 2025. It was a fraud!
7. Omega management supported the taking away of our proxy voting rights.
8. Omega management has demonstrated that they are untrustworthy and biased.
9. Omega management is rated 1 out of 5 on Yelp.com.
10. Artificial Intelligence states our building's siding lifespan is 50-75 years.
11. The engineer's report shows woodpecker holes and gnawed wood.
12. The engineer's report does not document defective or dilapidated siding.

Vote Counting

Can we trust those who count the vote? That is Omega? I don't think so. Too many lies and misrepresentations about what is going on with the siding. Misrepresenting vote counts is now an art form across the country. I still don't know how many votes I or anyone else received at last October's annual meeting where six or more of us ran for the two vacant director seats. Hiding vote counts and documents is the kind of mischief and deficiencies now found in board operations supported by Omega. So, if we can't count on an honest vote without resulting to possible legal remedies, what can be done?

Take a picture of your vote and email or text it to me. I will keep the voting images on file to make sure we had an honest vote. Omega hides important documents and, for me, I will want to see the ballots. That would be especially true for the 24 or more NO votes that will shut this board of directors' siding abuse down. I'd like to know who is getting informed and who is blindly supporting the board. I expect that we will also need to vote down an upcoming assessment vote that Kraus will orchestrate after the Article III(d) amendment is voted down. I believe some kind of assessment strategy will be forthcoming unless something changes and the board chooses to cash-flow our siding as illustrated. There are no justifications for an assessment or loan scheme from our board.

You Can Do A Lot Of Repairs

There is an old adage that you can do a lot of car repairs for what the payments of a new car would cost you. The same is true with our siding.

Sincerely yours,



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Director's Motion: "I make the motion to accept a reserve cash-flow strategy that replaces all remaining quad siding over a period of seven years in accordance with Minnesota Exterior Inc's estimated costs, replacing siding on three (3) quads per year."

Attachment

Grok AI statement on the life expectancy of our HOA siding.

Grok's Siding Opinion

In a home with half cedar siding and the other half composite wood siding, what is the expected life span of the siding assuming it is painted every five years?

In a home with half cedar siding and half composite wood siding (often called engineered wood siding, like LP SmartSide), assuming both are painted every 5 years with high-quality exterior paint and otherwise properly maintained (e.g., prompt repairs, good installation, and typical Minnesota climate with cold winters, moderate humidity, and seasonal UV exposure), here are the realistic expected lifespans:

Cedar siding (natural wood): With diligent painting every 5 years, the siding can reasonably last 40–60+ years before major replacement is needed.

Sources consistently show cedar averaging 20–40 years untreated or minimally maintained, but regular painting (or staining) every 5–7 years significantly extends this by protecting against UV damage, moisture, rot, and cracking. In well-maintained cases, especially with proactive care, 50–60+ years is achievable, though individual boards may need spot replacement over time due to natural wood variability.

Composite (engineered) wood siding: With painting every 5 years, expect 30–50 years or more.

Unpainted or factory-finished composite/ engineered wood typically lasts 25–35 years (sometimes warranted to 30–50 years). Painting adds protection against weathering, but these products are designed for lower maintenance than natural wood. Frequent painting (every 5 years) is more often than typical recommendations (7–10+ years for many brands), which could help preserve it longer by refreshing the protective layer, though the material itself may not require it as urgently as cedar. Lifespan is generally more consistent than natural wood, with fewer issues from biological decay.

Key Factors Influencing Both Sides

Painting every 5 years is aggressive/good for cedar (it often needs it every 5–7 years anyway) but conservative for composite (which can go longer between coats). This routine benefits both by minimizing UV fading, moisture intrusion, and peeling.

Minnesota climate (cold, freeze-thaw cycles, snow, and variable sun) accelerates wear on wood more than on composites, but regular paint helps mitigate that.

Overall home — the cedar side will likely show age first (e.g., potential for isolated rot or splitting if paint fails briefly), while the composite side should hold up more uniformly. Actual lifespan varies with exact product quality, sun exposure (south-facing sides wear faster), installation details, and how well paint prep/adhesion is done each time.

If the composite is a specific brand (e.g., LP SmartSide), check its warranty for painted applications—many allow painting and extend coverage with it. For cedar, focus on acrylic-latex paints and proper priming to avoid trapping moisture. If you're seeing issues on either side already, a local inspection could refine these estimates.

March 11, 2026 Research