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

November 10, 2026 – HOA Member Update

Pineview Homeowner,

Becky and I recommend voting NO for a third time on the HOA board and Omega's attempt to modify our Articles of Incorporation to allow the board to take out a loan. If you do not return a NO ballot to Omega, it will count as a YES vote under MN Law §515B.

Action To Take: Return a signed NO Ballot to Omega to vote NO on the amendment.

To vote YES, you can return a YES ballot to Omega. Or, if you don't send a ballot, it will automatically count as a YES (consent ballot) under MN §515B.

So, what's really going on?

Our HOA was incorporated as a Minnesota Non-Profit Corporation under MN Law §317A. This law only provides for a yes-or-no vote. That means, as incorporated, we would need 67 actual member votes to change Article III (d).

HOA organizers complained to legislators that changing Articles and Bylaws was too difficult, especially under §317A. So, Minnesota legislators created §515B, which allows for so-called "consent votes." Under this law, used by Omega and our Board, members who do not take the time to return a ballot are deemed to have consented to the proposed change. That is why failing to return a NO ballot means you are, in reality, voting YES.

This reality is obnoxious to critical thinkers like Becky and I, who examined all the facts and believe that using the "consent vote" under §515B is manipulative and dishonest. We believe there should only be a yes-or-no vote. This third vote is therefore inherently dishonest, as presented by the board and Omega, which seems to feel it had to hold this vote under §515B to get our HOA membership's approval by using "consent votes."

The proposed amendment should be voted down as it takes away voting power from members. It does this by lowering the member votes required to allow the board to take out a loan from 67 actual YES votes of all members to about 18 votes if passed.

At our 2026 annual meeting, Bob Kraus reported that the amendment was approved by an estimated 80 affirmative votes during the second vote. Bob also reported that a certification of the Article III (d) change was filed with Minnesota's Secretary of State.

Last July, we informed everyone that the second vote under 515B was not sent via certified mail. That meant MN § 317A would govern, which only allows a Yes or No vote. MN § 317A doesn't include "consent vote" provisions that grant a Yes vote to HOA voters who do not return a ballot. Omega once said that 50% of HOA members do not return ballots.

A couple ofw weeks ago, I emailed Bob and told him to have the HOA's attorney confirm that the vote was legal, as he had declared. In fact, this third round of voting occurred **after** Omega manipulated our HOA members by its second mail vote. If the second vote via first-class mail was an error, as Omega claims, why did they send the first vote by certified mail? Omega knew better and was manipulating HOA members. That makes them unworthy as an HOA manager.

Becky and I already voted NO on changing Article III (d). It's there to protect all HOA members, and it requires a 75% vote of the members or 67 votes, unless ballots were mailed certified to members under §515B. That allows "consent-votes" to be counted as YES votes. We recommend mailing Omega an actual NO Ballot, and making a copy or photo of it!

We also recommend the board fire Omega for crass manipulation and incompetence. Everyone should get a free online demo of the HOA.works software. We are already stuck with online management of our HOA. The HOA.works software makes it easier to manage everything in our HOA online without another business manipulating us by interfering with our choices. In the case of Omega, the $20k+ we pay them annually could be reduced to less than $10K while providing our HOA members with a higher quality of service online, including the use of Zoom meetings. It's worth considering. Their web address is www.hoa.works. Get a free demo.

Sincerely yours,

Edward G. Palmer

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

PS: If you want to discuss the Article III (d) change further, feel free to call or email me.

PSS: The siding assessment adds $1,320,000 to the HOA's bank account. The HOA board can help a few financially distressed members meet assessment obligations without taking out a loan by slowing down and adding a few more months to complete the siding project.

Coming soon: How to use the new Pineview HOA Bulletin Board at Ed's Blog site to communicate online and discuss issues with other members of our HOA community.