



## **Rolling Meadows Home Owners Association, Inc**

**email: [rollingmeadowshamlake@yahoo.com](mailto:rollingmeadowshamlake@yahoo.com)**

**[www.neighborhoodlink.com/Rolling\\_Meadows\\_-\\_Ham\\_Lake/home](http://www.neighborhoodlink.com/Rolling_Meadows_-_Ham_Lake/home)**

### **March 8, 2011 Board Meeting.**

Guest speaker Tim Kelly from the Coon Creek Watershed District.

#### **In Attendance**

Deb Larson, Interim President  
Ila Webster  
Kirk Larson  
Doug Kasset  
Carol Olson  
LeAnn Behun  
Tom Behun  
Randy Nelson  
Anita and Ronald Wencil  
Wendy Roetering, Secretary

Our meeting began at 7pm, ending at 10pm.

**Tim Kelly** was our guest speaker and has given us a slide show presentation formatted to answer our questions that we as an association have sent to him to respond to on our ditch system. The slide show will be posted on our website. He also answered the questions below. The entire meeting was 3 hours discussing our main Ditch 58.

Summarized questions from neighbors & homeowners of Rolling Meadows, compiled by Wayne Lentsch & Rita Anderson-Lentsch.

#### **Questions about "Out lot" maintenance and control.**

What's a Watershed District?

**A. It is defined by water, they overlap and underlap drainage area catchments/ Ditches, drainage and maintenance.**

The Watershed mission statement **is to protect water quality.**

There is a ditch system thru out our "common property, outlets". There seems to be a main ditch with several feeder ditches. Who is responsible for the upkeep?? We've not seen any "maintenance" of the system 1991-2011.

**A. Our main ditch is Ditch 58. The main ditch maintenance and up keep is done by the Coon Creek Watershed District. If it is a feeder ditch, then the Rolling Meadows Home Association is responsible. The water district will come out and advise anytime we need them to.**

**1985 was the last full repair done to Ditch 58. Last year they were in here making several small repairs.**

Last year when the City of Ham Lake reconstructed the road in the neighborhood there was more water drained onto our property:

- Did the water shed approve the road plans  
A. Yes, they did approve the plans.
- In several instances the ditches were not cleaned or upgraded, there are portions that are clogged by trees, cattails and weeds.  
A. Depends on the ditch. We have our main ditch, Ditch 58, then we have several feeder ditches that were added by whomever, construction, farmer, homeowner's etc... The feeder ditches were added for many different reasons, but main reason is to drain the water away from the homes. The watershed is responsible for the main ditch, #58, any other ditches the association is responsible for maintenance.
- On 169<sup>th</sup> the Drainage culverts that have rock piled
  - appears to be a safety hazard,
  - also road water run off being drained onto the lots
 A. The rocks were a modification to the design and the city will clean rocks out.

General questions:

- When were the ditches put in?  
A. 1917
- What's the difference between: the smaller "feeder" vs. larger one "Ditch 58"? (not sure of the name).  
A. We have our main ditch, Ditch 58, then we have several feeder ditches that were added by whomever, construction, farmer, homeowner's ect. They join to the ditch #58 and drain the water. The feeder(smaller) ditches were added for many different reasons, but main reason is to drain the water away from the homes. The larger ditch, Ditch 58, drains the water away and feeds that water towards the river, eventually.
- Are there easements  
A. No public easements platted.
- Who is responsible for maintenance  
A. Smaller feeder ditches is the Homeowners Association. The larger, Ditch 58, is the Coon Creek Watershed's responsibility.
- What is the maintenance schedule  
A. Ditch 58 is checked every 5 years and every 5-10 years cleaned out. Last main cleanout was in 1985. Last several years many small repairs and clean outs have been done, mostly caused by beaver.
- What is the responsibility of the Coon Creek Watershed?  
A. The main responsibility of Coon Creek Watershed is to keep the water flowing thru Ditch 58 by cleaning out the ditches to prevent flooding. They monitor the water flow thru Ditch 58. If water flow has changed they investigate. They keep records of all visits and note any changes that appear.
- What is the responsibility of the City of Ham Lake?  
A. No responsibilities.
- What is the responsibility of the Rolling Meadows Home Owners Assoc.?  
A. Our responsibilities are to notify the watershed of any changes to our main ditch, Ditch 58, high water in back yard, beaver dam, debris build up(fallen tree's) ect. We have a responsibility to our feeder ditches, smaller ditches that have been added over the years. These ditches were not original to the ditch design and the watershed has no responsibility to these ditches. If a neighbor fills in or cat tails build up we, the association, are responsible for clean out.

These are our "Out Lot's".  
Anoka County Property ID's:  
08-32-23-41-0015  
09-32-23-31-0019  
09-32-23-32-0034

09-32-23-31-0029  
09-32-23-33-0016

Notes were taken by Wendy Roetering.

From the Anoka Co property web site:

08-32-23-41-0015

Property Summary - Windows Internet Explorer

https://prtinfo.co.anoka.mn.us/(0q3kg045wtr4wvewbx4n2d45)/search.aspx

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### Property Account Summary

Current General Information	
Property ID	08-32-23-41-0015
Situs Address	UNASSIGNED SITUS , HAM LAKE, MN 00000-0000
Property Description	LOT 1 BLK 7 ROLLING MEADOWS 2ND ADD, TOG/W OUTLOT 8 ROLLING MEADOWS, SUBJ TO EASE OF REC
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	ROLLING MEADOWS HOMEOWNER ASSN

Document Recording Process Dates	
Abstract Documents Have Been Recorded Through	01/20/2011
Abstract Documents Have Been Mailed Through	01/19/2011
Torrens Documents Have Been Recorded Through	01/18/2011
Torrens Documents Have Been Mailed Through	01/18/2011

Active Certificates Of Title	
Type	Certificate Number
Certificate Date	
No Certificates Found	

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09-32-23-31-0019

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### Property Account Summary

Current General Information	
Property ID	09-32-23-31-0019
Situs Address	UNASSIGNED SITUS , HAM LAKE, MN 00000-0000
Property Description	ROLLING MEADOWS OUTLOT E ROLLING MEADOWS (SUBJ TO EASE AS SHOWN ON PLAT)
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	ROLLING MEADOWS HO ASSN INC

Document Recording Process Dates	
Abstract Documents Have Been Recorded Through	01/20/2011
Abstract Documents Have Been Mailed Through	01/19/2011
Torrens Documents Have Been Recorded Through	01/18/2011
Torrens Documents Have Been Mailed Through	01/18/2011

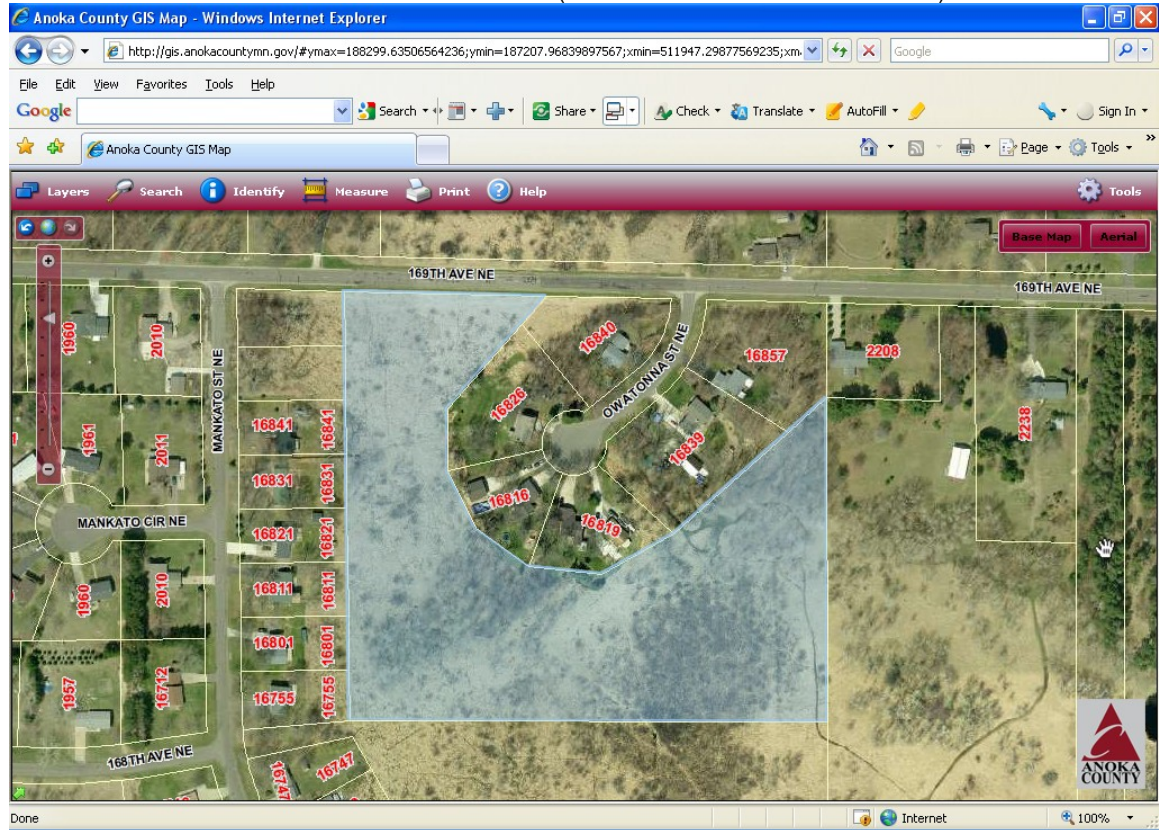
Active Certificates Of Title	
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Certificate Date	
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ROLLING MEADOWS OUTLOT E ROLLING MEADOWS (SUBJ TO EASE AS SHOWN ON PLAT)



09-32-23-32-0034

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### Property Account Summary

Current General Information	
Property ID	09-32-23-32-0034
Situs Address	UNASSIGNED SITUS , HAM LAKE, MN 00000-0000
Property Description	ROLLING MEADOWS OUTLOT A ROLLING MEADOWS (SUBJ TO EASE AS SHOWN ON PLAT)
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	ROLLING MEADOWS HO ASSN INC

Document Recording Process Dates	
Abstract Documents Have Been Recorded Through	01/20/2011
Abstract Documents Have Been Mailed Through	01/19/2011
Torrens Documents Have Been Recorded Through	01/18/2011
Torrens Documents Have Been Mailed Through	01/18/2011

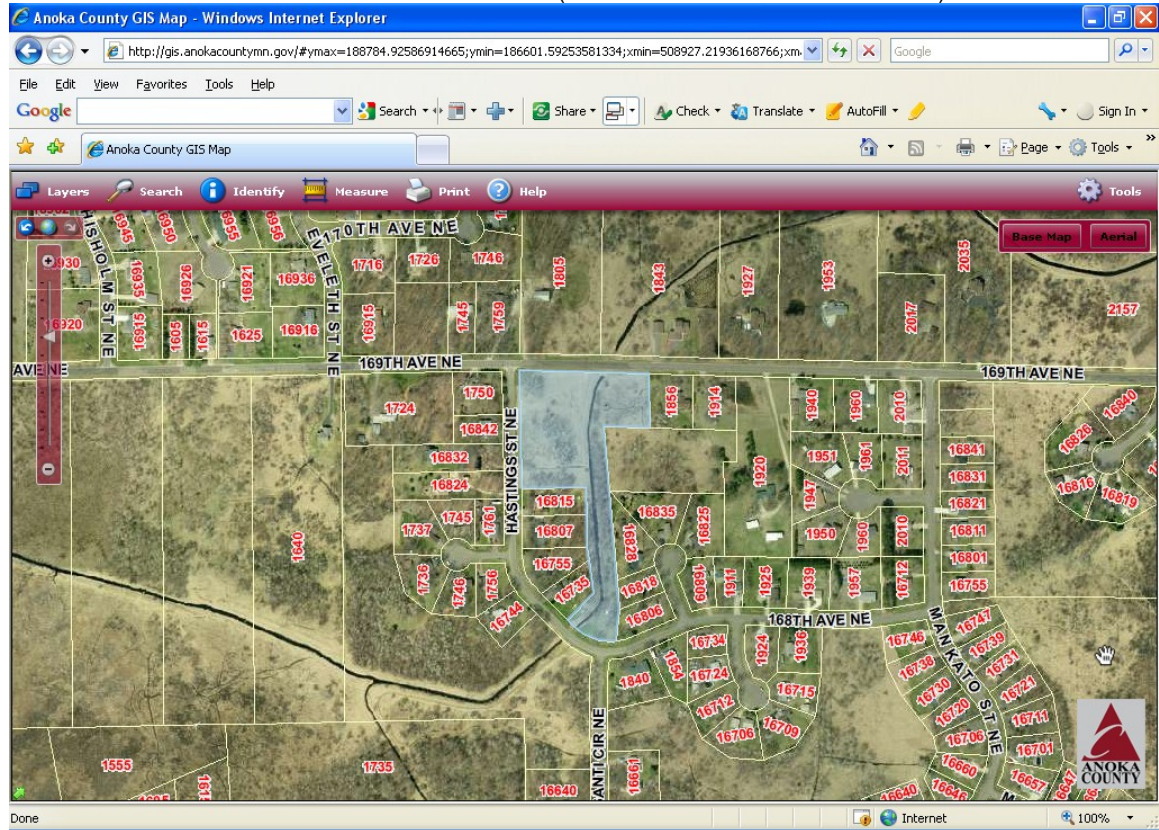
Active Certificates Of Title		
Type	Certificate Number	Certificate Date
No Certificates Found		

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ROLLING MEADOWS OUTLOT A ROLLING MEADOWS (SUBJ TO EASE AS SHOWN ON PLAT)



09-32-23-31-0029

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### Property Account Summary

Current General Information	
Property ID	09-32-23-31-0029
Situs Address	UNASSIGNED SITUS , HAM LAKE, MN 00000-0000
Property Description	ROLLING MEADOWS 2ND ADDITION OUTLOT A ROLLING MEADOWS 2ND ADD(SUBJ TO EASE AS SHOWN ON PLAT)
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	ROLLING MEADOWS HO ASSN INC

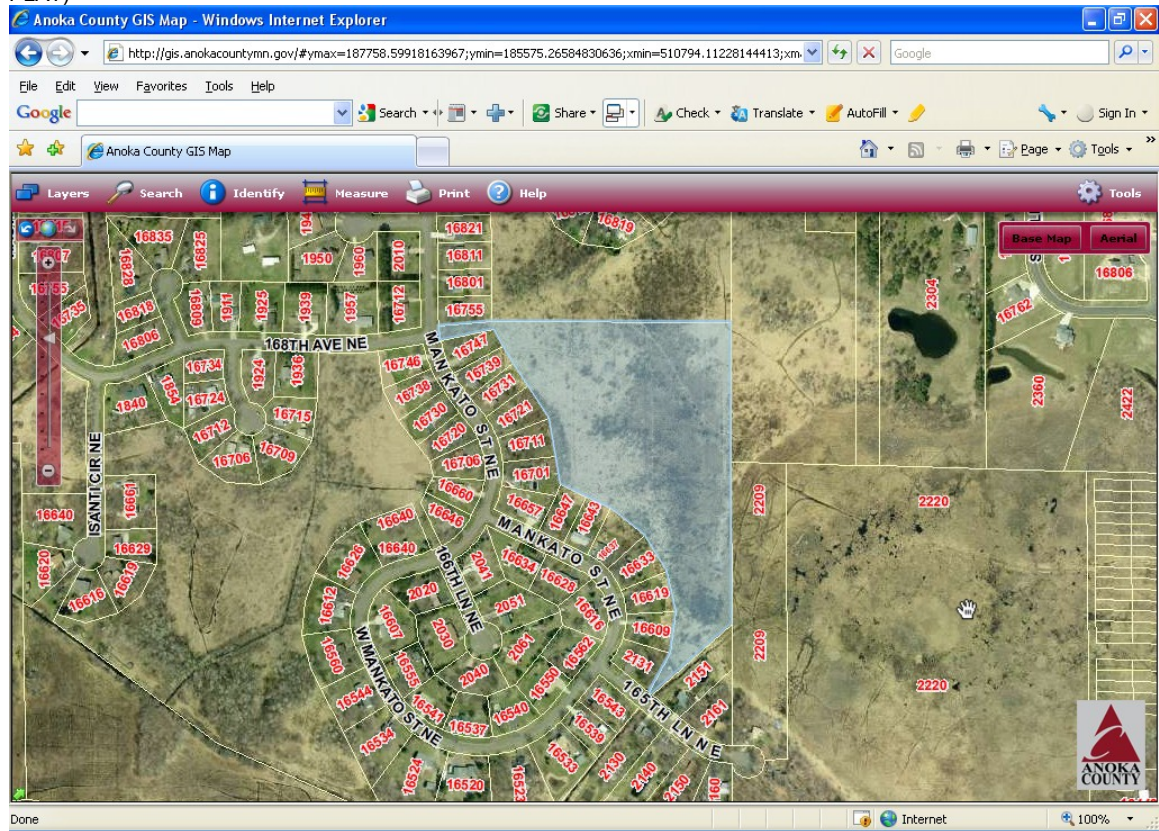
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Certificate Date	
No Certificates Found	

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ROLLING MEADOWS 2ND ADDITION OUTLOT A ROLLING MEADOWS 2ND ADD(SUBJ TO EASE AS SHOWN ON PLAT)



09-32-23-33-0016

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### Property Account Summary

Current General Information	
Property ID	09-32-23-33-0016
Situs Address	UNASSIGNED SITUS , HAM LAKE, MN 00000-0000
Property Description	ROLLING MEADOWS 2ND ADDITION OUTLOT B ROLLING MEADOWS 2ND ADD(SUBJ TO EASE AS SHOWN ON PLAT)
Last Sale Price	
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