Date : 10/07/26

Name: Michael Franzen

Phone : 763-516-2305

Address: 15 Palisade Loop

1. Are you the homeowner of the property? **Yes – 9 months**
2. Are you familiar with the Covenants, Codes and Restrictions, Rules and Regulations? **Yes**
3. Are you willing to serve a 2-year term? **Yes**

Related Experience

President, Gleason Farms Homeowners Association 2003 – 2014

- Chaired quarterly meetings with the members.
- Prepared yearly budgets.
- Directed preparation of a Reserve Study.
- Negotiated 2-year contracts for landscaping and snow plowing to get a 5% reduction in cost.
- Created an initiation fee to be collected on the sale of any lot.
- Reduced the processing time for member architectural and landscaping requests.
- Added landscaping to a berm adjacent to a 4-lane county road, around all electrical boxes, and at the entrance features.
- Created a financial plan to fully fund reserve and contingency funds.

Treasurer Kings River Townhomes 2025

- Prepared yearly budget, approved monthly expenditures, directed preparation of a reserve study.

City Planner, Eden Prairie Minesota 1984 – 2014

- Experience in presentation and answering questions at public hearings.
- Prepared landscaping and architectural ordinances.
- Chaired 10 member Development Review Committee.
- Prepared development contracts between the city and private developers.
- Prepared a yearly budget.
- Supervised a staff of 10 people.

Landscape Architecture Degree - 1977

- Trained in turf management, irrigation, and plant materials.
- Prepared landscape and irrigation plans.

Ideas or Plans for the Community

I envision a community of respectful neighbors that work cooperatively to grow the value of our property, through honesty, fairness, efficiency, and common sense in all our actions.

I will be an advocate for the following:

- Communicating with the membership on a regular basis.
- Making sure the budget has adequate funding to maintain the buildings and property as required by the declarations.
- Review all insurance policies to make sure the buildings are adequately insured to current replacement cost values.
- Making repairs to and replacement of common elements according to the schedule in the reserve study.

- Adding measurable and objective standards to the Rules to protect the common elements, ensure compatibility, and to make it easier for members to make improvements.
- Looking for ways to improve the visual appearance of the community.