



HELLMUTH
&
JOHNSON

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June 7, 2021

Ms. Becky Cole
17220 Quincy Street NW
Elk River MN 55330

Re: Woods at Elk River Station Association (General Matters)
Property Address: 17220 Quincy Street NW, Elk River MN
Our File No.: 25886.0001

Dear Ms. Cole:

The undersigned represents Woods at Elk River Station Association ("Association") regarding various matters. The Association's Board of Directors has advised me that you have communicated with Board members and/or with the Association's property manager, Kim Gilmore of FirstService Residential with increasing frequency and belligerence recently; those communications are having an adverse impact on the ability of the Association and Ms. Gilmore to conduct business in an effective manner. The volume of your communications with the Board and with Ms. Gilmore markedly outweighs those of other homeowners, and consumes undue time without providing any perceptible benefit to the Association as a whole. Further, the tone of some of those communications has become more disrespectful and profane over time.

Based upon the volume of communications and the tone of those communications, the Board has requested that I advise you of the following decision reached by the Association's Board of Directors with regard to all communication with the Board and Ms. Gilmore regarding Association business going forward:

1. Effective immediately, you no longer have the privilege of contacting Ms. Gilmore or any employee of FirstService Residential regarding Association matters via telephone or electronic mail. Any communication with the Association shall be pursuant to paragraph 2, below. Your obligation to make timely payment of assessments, of course, is not affected by this communication restriction.
2. Effective immediately, you no longer have the privilege of contacting the Association's Board of Directors by telephone, by electronic mail or in person. Should there be a need to communicate with the Association, you may communicate in writing via U.S. Mail sent to Ms. Gilmore at FirstService Residential, 8100 Old Cedar Ave. S., Suite 300, Bloomington, MN 55425. Upon receipt of your communication, the Board will respond as the Board, in its

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sole discretion, deems appropriate. Please be advised that the Board members and Ms. Gilmore will be blocking your e-mails, so any e-mail you may send to the Board members or Ms. Gilmore will likely not be received. The only communication the Board and management will acknowledge or respond to shall be those written communications sent to the Board in accordance with the restrictions noted in this paragraph. Communications regarding situations in which a person's life is in imminent danger, or in which the property of the Association is in imminent danger of catastrophic damage, are exempt from the restrictions set forth herein. However, in such instances, it may be more appropriate to contact the Elk River Emergency Services for more immediate assistance and action.

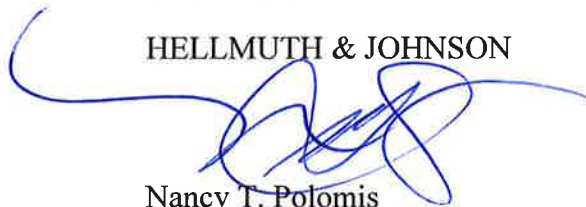
The Association does not adopt these restrictions lightly. The Board and its representatives take seriously their responsibility to act in the best interests of the Association as a whole. Where one or two members' actions adversely impact those interests, the Board is compelled to take appropriate action. If you fail to abide by the restrictions set forth above, the Association reserves the right to take formal legal action against you. If necessary, the affected directors and/or management personnel may seek harassment restraining orders against you.

Finally, you requested a copy of the Association's contract with Advantage Construction, Inc., the contractor engaged by the Association to handle the repairs under the Association's insurance claim. A copy of that contract is enclosed. Note that Ms. Gilmore executed the contract on behalf of the Association with full knowledge and authorization of the Board of Directors.

Thank you.

Very truly yours,

HELLMUTH & JOHNSON



Nancy T. Polomis
Attorney at Law

NTP/cor

Enc.

cc: Board of Directors (w/o enc.) (via e-mail only – kim.gilmore@fsresidential.com)