

February 22, 2026

East River Mews Condominium Association
851 River Mews Court
Minneapolis, MN 55414

I'm the president of the board of directors and am writing to address our board's concerns about provisions in SF 1750.

Under 505B.3-102, 11

Association may not impose a fine for late payment of assessments exceeding \$15 or 5% of the amount owed.

This is simply unworkable and unsustainable. Our association's monthly and annual bills do not stop when a member doesn't pay--we have to pay even if owners don't. This fine restriction is not a deterrent for late payment. It's so low it's simply a minor inconvenience for a late-paying homeowner, especially in associations whose monthly assessments range upward of \$500 a month, as ours do. Our condominium association pays hefty monthly expenses to repair and maintain expansive common elements, both aesthetic and structural. Our association has extensive monthly bills to pay and simply cannot afford to let owners slide on monthly payments with a fine so low it practically encourages late payment. Moreover, our vendors and contractors charge far more than \$15 a month if we late pay OUR bills--city water/sewer/trash, elevator maintenance contract, landscape service, plowing service, alarm and fire suppression contractor and many others. This late fee setup must have been requested by a few continuously late-paying homeowners---it would never be proposed by boards of directors because it's financially crippling for associations.

Rules and regulations must be reasonable. Define reasonable.

Dispute resolution. This is poorly defined and will necessitate needless argument and legal issues for boards.

Fine policy \$100 fine per violation is not workable for major violations. Moreover, the terms do not cover our Declaration. By the terms of our Declaration, our association requires owner occupancy of all units. Owners cannot purchase a unit and loan it to others, whether family members or others. Nor can owners rent their unit, either short- or long-

term. On advice of our attorney, our fine for violation of our Declaration's stipulation is hefty--\$1000 per month. It's a deterrent to preserve our owner occupancy requirement and the value of our property. \$100 a month is no deterrent to either rentals or non-owner occupancy--it's a minor cost of doing business for owners who choose to violate our restriction. Our restriction has preserved and even enhanced the value of our condominium units for many years now, which is one of the board's primary responsibilities.

Please do not codify solutions based on the complaints of a subset of owners who should have never purchased in a community association in the first place. Nor should the law appease people who late pay when the association has to pay its bills on time or incur very substantial late fees. You simply force boards to increase assessments to cover the association's bills when a small subset of owners don't pay on time. Boards then have to force the on-time payers to cover the shortfall from owners who late pay. How does this make sense? Credit card companies and mortgage holders aren't nearly as considerate of late payers.

Merrily Mazza
President, Board of Directors
East River Mews Condominium Association
Minneapolis
710-556-1286