

Master's At Deacon's Walk
November 8, 2013
Board Meeting

Board Members Present: Bob Sturm, Bill Aschenbach, Barbara Braaten
Guest: Gary Reinke

Meeting began at 7:00 p.m.

1. Information was gathered and recorded to switch MADW account to Community Association Bank (CAB)
2. Tom and Carrie ~~Cook~~^{Johnson}'s (2381) request was considered. Tom and Carrie wish to add a new microwave which will require outside venting. Bill sent the form for the architectural committee and it was completed. Permission from the Board is required because the venting will change the appearance of the home. Bill will notify the Cook's of the approval and will include a written notice which will state:
"Approval is granted pending proper permits with the City. Additionally, the homeowner is informed that any issues found to be caused by this construction will fall back to the responsibility of the homeowner."
3. A discussion was held about the gutter situation. The following summarizes the background information of that discussion:
 - a. All gutters that were added during the remediation were 4" which maintained what was previously on the homes.
 - b. The downspouts added during remediation were larger.
 - c. The current situation is due to the bricks being removed and being replaced with the stone. Since the existing gutters were put back, the gutters are 6" short on each side of the entryway and don't provide the coverage they used to. A diverter was added to the garage side to direct the water into the gutter and to the downspout.
 - d. Some homeowners are experiencing ice dams forming on the roof over the gutters and that is resulting in the water overflowing and ice forming at the base of the front steps.
 - e. The goal is to keep the gutters and downspouts open and free flowing so the water is directed away from the front entry.
 - f. Some homeowners have had success by installing a heated cable to prevent ice dams. This was done at the homeowner's expense but seems to be effective.
 - g. Fox Gutter gave a bid on the work and then decided it was too far from their office in Hastings to come do the work.

Next steps:

- nothing can be done this fall/winter
- another bid for the gutter and a price quote for installing a heated cable for homeowners who would want to take that route at their own expense
- a visual inspection will be conducted this winter of the joint leaks and ice on the steps

- the size of the gutters have been efficient for thirteen years and seem to be appropriate
- the Board will request that the management firm obtain new bids and will make a decision of further actions in the Spring

Additional points:

- some homeowners are reporting joint leaks on the gutters over the deck doors
- the Board will request that the new bids include a price for people who want to fix the gutters over the deck doors at their own expense

Meeting ended at 8:40 p.m.