

Masters at Deacon's Walk Board Meeting

February 6, 2014 at 7:00 p.m.

Present: Bob, Bill, Barb, Cheryl

Treasurer's report:

1. January Financials: We had to dip into the reserves during the 2013 year. We are still ok because the guideline is to have 3 months of monthly dues which we have. There was carry-over from 2013 and we were able to come into 2014 with \$10,000. We will put \$1800 a month in reserves. At end of year we will have \$32,000 (if we don't spend any) which will be satisfactory.
2. Question (Bill)-There is a budget line under the reserve section for \$24,000 for exterior lighting. What is the purpose of that line and is it necessary to hold funds there? Cheryl will investigate this line.
3. We had \$4,600 in reserves for shrubs and trees. This has already been spent for general pruning which was done by the tree trimmers last fall.

Motion to approve treasurer's report 1st-Bob 2nd-Barb approved

Secretary's report:

1. Minutes were reviewed

Motion to approve minutes 1st-Bob 2nd-Bill approved

Unfinished business:

1. Bachman's will do a plant and tree inventory in the spring and replace any dead plants.
2. The Board received an inquiry about tree removal on the golf course side. The owner wondered about damage done by a weed wacker used by the lawn company. Best Outdoor examined the tree and determined that the tree had fallen over. Best removed the tree and ground the stump. MADW paid for the disposal. At the time, it was decided not to replace the tree because it wasn't located in a good spot. The owner had concerns about another tree that was obstructing the view. Discussion: It was unclear whether the homeowner was requesting that MADW remove and replace the tree or if the homeowner was requesting permission to remove and replace the tree at his expense. The homeowner would be permitted to remove and replace the tree at his own expense. The tree would become the property of the association. The homeowner must assume responsibility for any sprinkler damage or relocation that would need to be done as a result of the removal and replanting.

February 6 minutes, cont.

New Business:

1. Home owner from 2337 sent a letter to the Association requesting that the Board authorize a payment of \$250 to cover expenses caused by moisture intrusion. The homeowner's letter indicated that he had to replace the bottom shelf of a bookcase and insulation. His request stemmed from an assumption that the damage had been initiated during the construction last summer. There was a discussion about what was covered in the settlement and what homeowners had to pay for themselves (window sill staining for example). Part of the discussion concerned that reimbursements concern limited common elements (whether neighbors have access to the area). Since the Association did not receive funds for remediation of interior issues, and it does not meet the common element clause, the Board did not feel that it could agree to the request. The President requested that Cheryl draft a letter for the Board to review that would explain our position and the statute that says an association is not responsible for the damages caused by a builder.
2. Further discussion centered on the difficulty that the homeowner has had in contacting Sundance. Sundance-we need to establish a way to contact them. The President, on behalf of the Board, has asked Cedar Management to pursue the current contact information for Sundance.
3. Cedar Management presented the contract that needed to be signed between Cedar Management and the Association. The Board reviewed the documents and asked for clarification of the Power of Attorney for delinquency and conciliation court. Cheryl explained that it is intended to allow the management company to act on our behalf collections and conciliation only. It did not give them permission to act on all matters. President Sturm signed on behalf of the Association.
4. Discussion items:
 - a. Snow removal/lawn care: Cheryl will help us identify important items to include in a contract as we look to find a company to meet our needs and answer our concerns.
 - b. Gutters: Cheryl asked the Board to clarify the problem and the location. There was some confusion about what the exact problem is, how widespread it is, and what the appropriate solution might be. She has spoken with some repair people who had differing opinions. She will get more bids to compare with the ones she has.
5. Bill received a note a note from Dick Merrill about reviewing and, if necessary, updating our by-laws. He provided the name of a resource that might be good to do that. Cheryl pointed out that is one of the services we contracted for with Cedar Management. She will ask the paralegal to review our by-laws and offer an opinion before we go to an outside resource.

The meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Barbara Braaten, Secretary