

Masters at Deacon's Walk Board Meeting

June 30, 2014

Present: Bob, Bill, Barb, Sue Thaxton

Treasurer's report:

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

Secretary's report:

1. Minutes were reviewed and amended

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

Unfinished business:

1. Turf repair: Best had sent someone to put seed on the damaged turf. It did not take and many bare spots and weedy spots remain. Sue explained that Best had the first opportunity to repair and that is standard practice to use seed instead of sod. She suggested that our new company look at the damage and provide an estimate for a repair that would address the need. We do not have a claim with Best because the damage that is evident is not plow damage. It is considered winter damage sustained by putting snow on the lawn. The contract excludes winter damage as is generally the case with plowing contracts.

2. Concrete damage: During a concrete inspection (done by the previous property manager), three homes (2380, 2313, 2289) were identified as having concrete damage. Someone will be coming out to repair those areas. We expect that Best will assume the repairs. Again, they have the opportunity to address the damage and we cannot retain another vendor to do the repairs.

The previous BOD had authorized replacement of sections of the driveway at 2355. This was part of the remediation settlement. Sue will work with the homeowner and the concrete vendor to get this completed.

Steps: There are still issues with some steps. Issues include flaking, "pop-rocks", and railing issues. Sue will contact the vendor and schedule an inspection. Sue will also check with Eberhardt (vendor) to see if there were other jobs that had used the same cement source and experienced the popping issue.

3. Best funds: The BOD is still holding the May payments of \$2677 pending the plowing/cement issues.

4. Bachman's: Plants that were installed last year have a two year warranty with a one-time replacement. The BOD and Sue met with Bachman's and did a walk through to identify plants that need to be replaced immediately and those that should be watched to see if they come back or need to be replaced before the warranty is expired. Sue will send an update to all homeowners to identify the plants and the date they can expect replacement.

A previous BOD had authorized the replacement of a tree that was removed at 2315. This will be addressed with the plant replacement with Bachman's. There is a maximum replacement of \$500 which includes planting.

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3. Caulking: The area under the office/dining room window where the
sprinkler system isn't hitting all the plants. The BOD asked Sue to request a quote from Alex's to add
additional sprinkler heads to address the problem.

4. Sprinklers: There is an area in front of the houses under the office/dining room window where the
sprinkler system isn't hitting all the plants. The BOD asked Sue to request a quote from Alex's to add
additional sprinkler heads to address the problem.

Items for next meeting:

1. gutters
2. replacing and treating landscaping
3. retaining walls by the outside 4 units
4. replacing the dead tree on the boulevard near the pond (Deacon's Walk Association)

The meeting was adjourned

Respectfully submitted,

Barbara Braaten, Secretary

5. Gutters: Our previous gutter estimate was withdrawn by the vendor. Sue has done work with US CAT and will contact them to review the needs and costs. Sue will also send all homeowners a form to complete that will provide an accurate picture of what is needed for each home.

6. Soffit: 2380 needs to have the soffit above the door completed. Sundance is the vendor to address this. Sue has sent emails, a certified letter, and made the required attempts to contact them. She will continue to pursue this and connect with the homeowner.

New Business:

1. Trees and bushes: There was a discussion about the aging plants and bushes in the back and sides of the properties. Clearly, they need attention and many may need to be replaced. We will put this item on the next agenda. Prior to the next meeting, Sue will ask whether the new lawn service (Alex's) has an arborist on staff. Many homeowners are concerned about who will be doing the pruning and who will address the disease on the ash trees that we are experiencing. The BOD will have an in-depth discussion about a plan to address the landscaping, the reserve funds available for that project, a timeline, and the qualifications of people doing the work. Sue will contact Jubert's and ask him to submit a summary of the work he did, the condition of the plants/trees, and his recommendations with projected costs.

2. Thistles: many homeowners are concerned about the thistles that are encroaching yards. Sue had contacted Alex's and received an estimate to treat. The Board authorized treatment of the thistles.

3. Caulking and tuck pointing of windows: A question has been raised about whether the windows installed during the remediation need to be caulked. Sue will contact US CAT and ask for their opinion.

4. Sprinklers: There is an area in front of the houses under the office/dining room window where the sprinkler system isn't hitting all the plants. The BOD asked Sue to request a quote from Alex's to add additional sprinkler heads to address the problem.

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