

Masters at Deacon's Walk Board Meeting

April 30, 2015 3:00 p.m.

Present: Bob, Carrie, Barb, Sue Thaxton

Invited guest: Phil Jubert (arborist)

1. Meeting was called to order by President Bob Sturm at 3:07 p.m.

2. Secretary's report:

Minutes had previously been sent to BOD. There were no additions or corrections.

3. Agenda was modified to accommodate Mr. Jubert.

Presentation of landscaping replacement:

a. Clearly, winter burn is present, however, some of the bushes will come back. We should just wait and see what this spring brings.

b. There are 26 units with junipers, 16 have to be replaced and 10 additional that should be replaced. There are 3 bushes at each house (total of 76 bushes).

c. Removing the back bushes will require a bobcat and chains to remove the root system. There will have to be a light top dressing of rock for each home.

d. Rocks limit the oxygen and heat up which impacts the type of replacement plant we can use. There are three types of light (full sun, partial sun, and shade). Jubert would identify the type of light and plants that meet the requirements of each house. He will also use plants that are hardy and require low maintenance. All plants will have a 2 year warranty.

e. Some units have planted their own plants. Those plants will not be disturbed. The purpose of this installation is to remove unsightly junipers and to fill the gaps with suitable plants. The needs will vary per property.

f. The work will begin during this spring's planting season. All the junipers will be removed first (7-10 days) and the replacement planting will follow (2-3 weeks).

g. Each unit will be given a rating of 1, 2, 3 based on sun exposure and water retention. A list of plants suitable for each kind of the areas will be provided to the board. Jubert will supply the zones before beginning work.

Discussion of landscaping replacement:

a. All homes will have the junipers removed and replaced.

b. The board will approve the plants that could be used and will authorize Jubert to select the appropriate plants depending on the conditions. Plants will vary. Homeowners will not select the plants for individual homes.

c. Residents will be informed that the work will be done via a letter from Sue Thaxton. All residents will be told to direct any concerns or questions to Sue and to not interact or give instructions to the workers.

d. The BOD has allocated \$30,000 for this project. It includes the removal and disposal of the junipers and 3-8 plants to replace them. The number of plants will vary depending on the gaps that will exist. It also includes a light top dressing of rock.

e. BOD will also request that Jubert look at the items that residents have submitted to Sue and are on the concern list. He will provide his opinion and suggestions to Sue.

f. Sue will contact Gopher 1 and the lawn company to map/flag the irrigation, gas, electric, phone, and cable lines before the work can begin.

Other landscape issues:

Ash borer update: The City of Blaine has begun to remove all the ash trees; Deacon's Walk has lost some ash trees already-Jubert felt it might have been due to human error. Our ash trees are on a treatment plan and look ok for the moment.

Trimming: BOD authorized a contract with Jubert to trim the Lindens at this time. Other trees and bushes will be trimmed as the budget allows. This will not be for a while.

3. Treasurer's report: We are currently up to date with dues and distributions. There will be a more thorough review at the next meeting.

4. UNFINISHED BUSINESS

President Sturm signed the Agreement between MDWA and Cedar Management. The monthly fees went up from \$615 to \$625 as expected.

Creek/Pond-The **perimeter waterway** is connected to the watershed district. It cannot be mowed, sprayed or have any activity without permission of the Watershed. This includes thistle treatment. Any resident who has questions or concerns should contact Sue. Cedar Management will be the contact with the Watershed District. Any resident who takes action on their own, or directs someone to take action will be subject to fines imposed by the Watershed district.

Residents should note that the interior pond that is on our property is NOT included in the Watershed restrictions. That pond is manmade and does not flow into the water used for drinking, etc. The Associate has a contract to maintain that pond.

5. Management Update

REVIEW of ACTION LIST

Sue will send a letter to residents asking them to update their requested actions. Currently, she is reviewing the lawn/plow contract, addressing the remediation of garden and sod issues that the plowing company should replace, and reviewing the garage door seals to see if they need to be replaced.

We have received an email about garage doors that need to be painted due to peeling.

Sue presented a review of the governing documents. In order to save a considerable expense (recording fees) we will note areas that could be updated and update them when other things are required. At this point Sue felt it was mostly updating language what did not impact the status of the Association.

Sue presented a review of the Association Rules and Regulations. The Board discussed some language changes to keep updated with such things as technology. We will continue to review them and present any suggestions for changes to the residents.

6. MEETING ADJOURNED AT 4:40 PM

Respectfully submitted,

Barbara Braaten, secretary