

**Masters at Deacon's Walk Board Meeting**

**August 17, 2015 9:30 a.m.**

**Present: Bob, Carri, Barb, Sue Thaxton**

**Invited guest: Mel Kuhens (Alex's Lawn and Plow Service)**

1. Meeting was called to order by President Bob Sturm at 9:33 a.m.

**2. Secretary's report:**

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

Moved to accept-Sturm 2<sup>nd</sup>-Johnson

**3. Financial Report (as of 6/30/2015)**

Slightly under the operating budget to this point

Reserves as expected

All dues are up to date

Spread sheet provided in the BOD packet and reviewed

Moved to accept-Sturm 2<sup>nd</sup>-Braaten

**4. Conversation with Mel Kuhens**

a) Reviewed Blair's garage door concern (2387)

A discussion took place as to whether the plowing company was responsible because they disputed that it was a result of their plowing. Mr. Kuhens stated that the procedure is clear and followed. Procedure was stated as: Shovel away from garage doors first, plowed second and plow comes no closer than 3' to the garage door. He showed the BOD a cut out of the plow and demonstrated that the shape and angle of the plow being as it is, it would be impossible for the plow to have caused the damage to the garage door. The BOD questioned whether the procedure had been followed. Mr. Kuhens stated that it was followed. Since the owners were out of town when the damage occurred, and there were no other witnesses, Alex's denies any responsibility and therefore will not cover any damages. The BOD asked if Alex's would be willing to split the repair. Mr. Kuhens stated that since he had proven that the plow could not have caused the damage, Alex's was not willing to cover any portion of the damages. Ms. Thaxton said that the next step would be to inform the homeowner of Alex's response and suggest that they file an insurance claim. Ms. Thaxton will notify the Blairs of the response and the next step.

b) Mr. Kuhens did agree they would come out to scrape and paint the frame that he considered to be a separate issue.

c) Mr. Kuhens discussed the big pipe that is exposed near Harvey's unit (2271). This pipe housed the irrigation controls. It has never been covered. A cover would protect it from the elements and any potential tampering. It would be MADWA responsibility to provide the cover. Ms. Thaxton will follow-up by checking what the cost would be.

d) 2324 has reported that there was damage to an evergreen caused by the plow. Mr. Kuhens will look at it while he is here.

e) 2381 (Johnson) reported that a downspout was damaged when they did aeration. Mr. Kuhens agreed to replace the downspout.

f) Fall clean-up was discussed. It will take place twice: once during mid-October and approximately November 15. They will spot spray crabgrass areas but owner need to be aware that crabgrass is a re-occurring problem and difficult to eliminate. Residents are asked to have patience.

g) Mr. Kuhens stated that the lawn service people should be removing twigs from the river birches and removed when the lawns are mowed.

h) Irrigation heads were adjusted to avoid driveways and garages.

Mr. Kuhens left the meeting at 10:05 a.m.

## **5. Management Update**

### **REVIEW of ACTION LIST**

a) ABC has painted the plastic dryer vents that were peeling. \$85 to replace the vent that was missing at 2324.

b) It was noted that residents should be sure that the downspouts go to end of the rock but not into the grass to avoid erosion that is happening.

c) Discussion of window caulking. Some residents have noted a gap. Sue will get an inspection of all windows to be done by ABC. Sue will email the secretary a description of the problem and will research whether Sundance is responsible for the problem.

d) Garage seals: Seals are hardening and breaking. Sue will get an estimate of the cost to replace all the seals on the bottoms and sides of the garages. The BOD will review the estimates to see if it can be put on the 2016 budget.

e) New garage doors are on the schedule to be replaced in 2024. They will be painted before they are replaced. Sue stated it would cost somewhere near \$10,000 to do the replacement.

f) New plants. Mel will review the placement of the sprinklers to see that the new plants (in the rear of the houses) are being watered.

g) The annual meeting will be held October 22 (Thursday) at 7:00 p.m. Bob will check with the TPC to see if the date is available and make a reservation.

## **6. Review of Rules/regulations**

The BOD reviewed the updates to the Rules and regulations and finalized them.

Moved to accept: Sturm      2<sup>nd</sup> Johnson

## **7. MEETING ADJOURNED AT 11:20 A.M.**

Respectfully submitted,

Barbara Braaten, secretary