

**MADWA BOARD MEETING**  
**Monday, July 23, 2018**

Present: Bob Kaufenberg, President; Tom MacGibbon, Secretary; Rosanne Miller, Treasurer; Nicole Doeden, Association Manager, Omega Property Management Company

Location: Tom MacGibbon's home, 2355 Lehman Ln. NE

3:37 p.m.: Homeowner Input from Richard and Sue Musolf, 2367 Lehman Ln. NE.

Bob Kaufenberg called the meeting to order at 3:45 p.m.

The April 30, 2018 Minutes were approved.

The Consent Agenda was approved. This agenda comprised re-seeding, shrub trimming and minutes for interim board meetings.

**Treasurer's Report as of June 30, 2018**

Checking: \$ 237,587.93  
Savings: \$ 135,134.20  
Reserves: \$ 54,703.16  
Delinquency: \$343

Future Insurance Payment to Allstar for storm repair: (\$333,029.80)

2018 expenses are higher than projected due to the following:

Annual insurance increase: \$5,819  
Additional coverage for Worker's Compensation (incl. volunteers), Directors & Operators  
A 2017 invoice was paid: \$7,632.65.  
Shrub trimming is à la carte.  
Vendor prices have escalated.

**Exterior Repairs**

- We await a bid to repair erosion near a home's foundation. A gutter above may be needed.
- A homeowner requests sod in a poorly reseeded area. Horticulture Services will check this.
- The repair of three erosion holes behind 2283 was approved (vendor: Nature's Care).
- The stack of siding supplies, on site since April, was noted.

**June 11, 2017 Hail Storm Repair**

We will ask Cullen McDermott (Allstar) to clarify which elevations (sides) will be painted.

**Trees and shrubs**

Bids have been requested for:

- Replacement of trees removed in 2016 and lost in the 2017 hail storm
- Tree and shrub care (from Nick's Tree Service and Rainbow)

- Plowing & lawn care including: treatment for Asian Beetles, weeding riprap (pond rocks), and a line item for shrub care. Vendors will let us know when they will be on site.
- A plan to convert to native plants as a potential cost savings (from Prairie Restoration)

### **Reserve studies**

MADWA has received two bids for reserve studies. We will hire Reserve Consultants, Inc. (RCI). The reserve study will be complete before the 2019 budget is made.

### **Maintenance Plan**

A 2017 law requires Minnesota homeowner associations to create and fund a maintenance plan for common elements. The Board will use MADWA's reserve study to do this.

### **HO6 Insurance Deductible**

When damage not caused by a homeowner occurs to an element for which the association is responsible, interior contents may also be damaged. MADWA will pay up to \$1,000 deductible for the homeowner's HO6 policy.

### **Coon Creek Watershed**

- We will investigate how to remove shrubs in the grass near the Coon Creek Watershed.
- Some grass has been mowed to the water's edge.

### **Landscape Wall Near Tournament Players Parkway**

This wall is within MADWA's plat map and its blocks are becoming uneven.

### **Future communication**

- The next billing will include instructions to access Omega's website.
- The next newsletter will mention contacting Omega for regular vs. emergency service.
- Letters will be sent to homeowners with non-compliant decorations in their front yards.

### **Annual Budget**

Nicole will check what percentage of homeowners must approve increases.

In addition to routine expenditures, future budgets must plan to:

- Begin reserve work needed in years 0–5
- Build the reserve account for work needed in years 6–30
- Maintain trees per recommendation of arborist
- Care for shrubs or convert (long-term) to native.

The meeting ended at 6:36 p.m.