

MADWA BOARD MEETING
Monday, October 8, 2018

Present: Bob Kaufenberg, President; Tom MacGibbon, Secretary; Rosanne Miller, Treasurer

Location: Rosanne Miller's home, 2324 Lehman Lane NE
The meeting began at 4:35 p.m.

The board reviewed agenda items for the annual meeting October 24, 2018 at 6:30 p.m.
They include:

- Presentation from Prairie Restorations about native plants
- Change in management companies from Cedar to Omega
- Insurance coverage and costs
- 2019 budget and assessment increase
- Storm update
- Color of garage doors
- Shrubs

Bob will check with Cullen McDermott of Allstar about putting things in order after the painting of flashing. While landscape plastic and rock were out of place, sand eroded.

Storm repair

Among the properties, the color of garage doors varies. Nicole will identify which have the correct color and which have the incorrect color.

Each home has 3 fan vents that exhaust air through the roof from the laundry room, master bath and powder room. In two homes, vent plates were found to be pushed away from the plywood roof.

The board seeks bids from experts in the field to examine all homes to ensure that vent plates are securely fastened. The inspection should determine:

Is there vent damage?

If yes, what is the cause of the damage?

If replacement of shingles is the cause, what about the replacement of the shingles caused the damage?

If there is damage, how to repair it correctly or recommend someone who can tell us.

Tree removal

The association will remove a tree for 3 reasons: it is dying, it is dead, or it is causing potential damage to something. If the association removes a tree, we will seek to replace it with a tree appropriate for the site.

The board approved the staking a spruce tree that had been tipped approximately 15 degrees in the June 2017 hail storm.

Water usage

The Board will dispute our water bill. Omega will check with the city if there is an error regarding our reported water usage. Reportedly, the MADWA meter had not been connected. How did the city determine that MADWA used 2,557,229 gallons of water?

After winter kill when grass is reseeded, MADWA will ask residents nearby to add supplemental water.

Vendors and vendor relationships

The Board will ask Omega for recommendations of vendors for lawn care, snow removal, and shrub maintenance.

The Board will ask Omega with which vendor companies it has pre-existing financial relationships.

Front yard décor

The Rules and Regulations Approved in 2016 identify items permissible in front of homes. If homeowners are unsure of items that comply, they may submit an architectural request to service@omega-mgt.com

The meeting ended at 6:55 p.m.