

MADWA BOARD MEETING
Monday, September 10, 2018

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

Location: Tom MacGibbon's home, 2355 Lehman Lane

Homeowner Input, 3:30 p.m.: Elizabeth and Bruce Hegedus on behalf of Richard Guzik

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

Board Meeting Minutes: Minutes were approved from the July 17 and August 21 board meetings. Minutes for the Quarterly Board Meeting, July 23, 2018, were omitted from the management report. By email, the Board will review the July 23 Minutes, note revisions, and when final, approve.

Treasurer's Report/Financial Review:

The association's financials are reconciled through August 31, 2018.

\$114,902.30 Checking

\$135,185.85 Savings

\$ 62,165.39 Reserves

\$312,253.54 Total

(\$216,858.40) Insurance Claim Receivable

\$ 95,395.14 TOTAL

\$ 408.00 Delinquencies

Reserve Study and Budget: A reserve study and budget was submitted by John Russo, Ph.D of Reserve Consultants, Inc. (RCI).

The dates of installation of some capital components, i.e., roofs, siding and gutters, were noted as incorrect. Nicole will inform RCI of the correct dates. RCI will recalculate the per-home contributions needed to replace capital components as they wear out over 30 years.

Irrigation systems are not included in the reserve study. The board would like to know the cost of an upgraded controller, to determine the payback period from lower water usage.

Maintenance: Nicole will request caulking estimates from three caulking contractors.

Using the reserve study, the board will create a preventative maintenance plan. State law requires Common Interest Communities to have such plans by January 1, 2019.

Assessment: If a vote is necessary for an assessment increase of above 10%, notice is included in the annual meeting packet. At the annual meeting, a vote is taken. When 2/3 of quorum approves, the increase passes.

Notice of Annual Meeting: The notice of annual meeting will be sent at the end of September. It will include budgets with increases of 10% and 13%.

Grounds care: MADWA will contract with Horticulture Services (HS) for grounds maintenance, snow removal and two shrub trimmings. The term is November 1, 2018 through October 31, 2019. We request advance notice of HS's irrigation checks and chemical applications.

The board approved the repair of a front yard where a tree had been removed in 2016. Landscape plastic and rock will be removed and sod will be installed.

The board will meet Shawn Peck of YTS, a tree care company, to discuss future care of MADWA's trees.

We will meet with Bart Perkins, of Shermik Tree Farms, to discuss replacements for trees that have been removed or lost. The board seeks trees that will thrive in current Anoka County conditions.

Decorations: Some properties have front decorations that are in violation of the architectural policies. Omega will send a notice stating the specific violation and request that it be removed. Fines will not be mentioned.

Storm Repair: After the August 21 Board Meeting, Tom MacGibbon spoke about the quality of repairs with Wayne Rakow of American Family Insurance. American Family Insurance Coverage does not include coverage of damage caused by the contractor or related secondary damage.

Bob Kaufenberg will check with a homeowner on the replacement of storm-damaged floors.

Board Meeting: An end-of-year meeting will be scheduled in November.

The meeting adjourned 6:29 p.m.