

MADWA Board Meeting May 30, 2019

Present: Tom MacGibbon, President; Greg Gurewitz, Treasurer; Rosanne Miller, Secretary; Nicole Doeden, Association Manager, Omega Management Company

Members: Bill Aschenbach, Barbara Braaten, Bianca Cavello, Bob Cavello, Mike Chmielewski, Peter Dalgaard, Greg Harvey, Mark Haywood, Patricia Haywood, Carri Johnson, Ralph Kloiber, Fred Kunze, Brian Loftus, Julie Loftus, Dick Merrill, Alan Miller, Gary Reinecke, Karen Sturm

The meeting was called to order by Tom MacGibbon at 6:35 p.m.

Homeowner Input

Topics	Details and/or Board Responses
Replacement of shrubs	To be discussed later in meeting
Colors of garage doors	We are working to paint garage doors, which were replaced after the storm, the color that matches the color of the siding.
Paint & rust on railings	This can be added to items to consider in the future.

Board Approvals

A motion was made to approve the Agenda, May 30, 2019 (Greg Gurewitz, 1st; Rosanne Miller, 2nd) all approved.

Minutes, March 28 2019: the emailed approval of these Minutes will be reconsidered. Although revisions to Minutes are not typically submitted by attendees, Tom will review those submitted by Barbara Braaten and, if the Board approves, revisions will be made.

Consent Agendas:

Approved for 2295, Dalgaard - Architectural approval for driveway and storm door
Approved for 2349, Sanderson – Architectural approval for landscaping.

Treasurer's Report, Greg Gurewitz

Checking: \$14,747

Savings: \$81,000 (insurance funds)

Reserves: \$80,413

Payments awaiting approval: approx. \$11,000. When funds used to reimburse a homeowner's storm repair are transferred to checking and a correction to the deductible amount is made, Greg can approve the payments.

Committee Report, Rules and Regulations

The Rules and Regulations have been ready to be approved. However, Greg suggests that the Committee redefine "quantity and quality" of décor items. Barbara Braaten agreed to reconvene the Committee to evaluate those issues.

Management Report

Nicole Doeden reports that MADWA has a year-to-date surplus of \$6,500. YTS payment has not been made.

Unfinished Business

Hail Storm, June 11, 2017: Repairs may not have been consistent at all houses.

The Board will request from Structure Tech (ST) an evaluation of the quality of repairs performed at all vents in 6 homes identified as having significant air leakage. ST has photos of the "before" condition: we will send "after" pictures. This week, AllStar's Cullen McDermott emailed a written description of the repair process. This description will be evaluated, pro bono, against the 2017 Minnesota code.

Upon receipt of both evaluations, the Board will decide next steps. Nicole Doeden stated that an evaluation by a structural engineer might be necessary.

✓ Grounds Care: MADWA will continue using Horticulture Services (HS) for the contract year that ends October 31. HS's bid is significantly lower and only one other company, High Profile, has labor hours available.

✓ Greg will continue conversing with Jake Louwsma, who appears to be receptive to discussing quality. Greg and Jake will talk Tuesday morning, June 4. Tom will speak with Jake later that day.

To allow subsequent monitoring of HS's work, Nicole will ask HS for reports of inspections and repairs. HS must await approval before commencing repairs greater than \$200.

Owner Plantings: When homeowners submit an Architectural Request to replace plants lost after the 2013 Bachmann's project, the grounds care company must care for the plants. Nicole will inform HS which plantings qualify. After the updated R&Rs are in place, MADWA would like to prepare a list of acceptable plants that are suitable for the site and have reasonable maintenance costs.

Shrubs: Some replacements recommended by HS in 2018 were not appropriate for the site. Another recommendation is needed.

Irrigation system: The irrigation system was reported as operational today. MADWA is researching separate electric meters for the irrigation system. After the meters are installed, MADWA will research reimbursement of owners who have paid irrigation electricity.

ND Weg

If necessary calculate water usage

Pond maintenance: We await word from Associa about whether Deacon's Walk (DW) will assume care for the drainage pond. The DW board is expected to discuss this in early June. For tasks needed in the interim, Nicole will request à la carte pricing from Midwest Aquacare.

Done?

Caulk: Bids from two companies have been received. The low bidder, Hoffman Weber, is certified by James Hardie. In order to confirm Hoffman Weber's price and project scope, we will request a contract. If satisfactory, we will hire that company.

STAFFS?

New Business

Insurance Renewal: The current HOA insurance market is in a state of flux. The board will review the bids and, by Sunday night, decide the 2019—20 vendor.

Spring Property Walk, April 18: Items of both association and homeowner responsibility were noted. Communication will occur in 2 phases. The first phase will be an email blast that summarizes the findings and informs that some members will receive a follow-up. The second communication will be to those homeowners whose responsibility (for example, a deck, driveway, etc.) needs or soon will need repair.

A question was asked and confirmed that the homeowner repair must be done. A request was made to identify the document that allows Board authority to determine a homeowner's repair. When a R&R committee member opined that first contact must be done personally, it was observed that a trail of communication has value.

Board Process: MADWA's documents direct the board to appoint someone to fill a board vacancy. The appointed person would fill the remainder of the term. The appointed person would be appointed to take the position when a vacancy occurs.

Nicole Doeden mentioned another process: requesting interested people to submit a candidate profile from which the board selects a person.

After discussion, a motion was made that in the event a vacancy occurs, Gary Reinecke be nominated to the Board (Tom 1st, Rosanne 2nd). Gary accepted the nomination. A second motion was made that in the event a vacancy occurs, Carri Johnson be nominated to the Board (Greg 1st, no second). A vote was held for Gary Reinecke, who won 2 to 1.

In subsequent discussion, Tom MacGibbon said he does not want current association action to affect activities when a possible board vacancy might exist in the future. Tom thanked Gary, who has 6 years of MADWA board experience, for his willingness to serve.

Architectural Request: An architectural request for a homeowner to remove a spruce tree that is ailing but not in imminent danger to persons or property was approved subject to using the association recommended company for removal and subject to repairing the ground.

Next Meeting Date: July 25, 2019, location TBD

Ton MacGibbon made a motion to adjourn at 8:35.