

MADWA Board Meeting  
September 19, 2019

Board Members Present: Tom McGibbon, Greg Gurewitz, Gary Reinecke.  
Omega Management Present: Nicole Doeden and Colleen

Members Present: Dick and Bette Blair

The meeting started at 6:30pm

**Item 2: Homeowner Input:** None

**Item 3: Board Approvals:** A motion to approve actions taken by the board since the last meeting that are listed in the agenda was made and passed.

**Item 4: Treasurer's report:** Greg's report was accepted by the board.

Checking: \$24797.25

Reserves: \$96,018.50

Storm fund account is closed.

It was noted that the water bill was significantly less than last year due to better management.

**Item 5: Rules and Regulations Committee Report:** Not sure where the changes made after March 2019 version are. Tom McGibbon will get with Barb Braaten in an attempt to come up with the latest version from the committee.

The board would like to send the **proposed** Rules and Regulations out to all homeowners with the annual packets. It is the intent of the board to consider any input on the proposed rules and regulations before voting on accepting and implementing them.

**Item 6: Nicole's Management Report.**

1. **Shrubs:** Quotes to remove dead shrubs have been requested. A list of dead and missing shrubs has been made. Replacement of shrubs is a top grounds priority for next spring. If one or two shrubs have died and a third shrub is healthy then the plan would be to replace the dead shrub or shrubs with the same type as the healthy one.

2. **Muskrats**: Colleen has talked with TPC and they have trapped in the past but not this fall. It was decided to not trap this fall.
3. **Yard Raising**: This is a 2<sup>nd</sup> priority for next summer.
4. **Gutter Cleaning**: It was decided to handle clogged gutters and drains on a case by case basis. Nicole will follow up on getting the downspout at Johnsons unclogged.
5. **Caulking**: Hoffman Webber has completed this task.
6. **Concrete heaving letter**: The revised letter concerning the trip hazard of uneven driveway concrete was approved. It was determined to send it to all homeowners in the annual packets. It was also noted that one homeowner tripped and broke his back a few years ago and another homeowner did trip and fall last summer due to uneven concrete.
7. **Roof Inspection**: No hail damage was found by the inspection done using a drone with a camera after the last storm that had some hail.
8. **Tax return**: A motion was made and passed to have Michael P. Mullen CPA/PLLC prepare and file our taxes for the next two years. We voted to include an audit for next year and a review in 2 years. Costs are \$840 for preparing the taxes and an audit next year and \$640 to prepare the taxes and do a review in 2 years.
9. **Budget for 2020**: A lengthy discussion concerning reserves and required projects lead to a motion to increase next year's monthly dues by \$16/month to \$360/month. Six dollars of the increase will go to the operating budget and ten dollars of the increase will go to reserves. Omega will include next year's budget in the annual meeting mailing.

Annual meeting to be Wednesday October 23, 2019 at 7:00pm at TPC.

Meeting adjourned around 7:45 pm.

