

**MADWA Board Meeting**  
July 16, 2020

**Location:** Zoom Meeting due to Coronavirus protocol

**Board Members Call In:** Greg Gurewitz, President; Gary Reinecke, Treasurer; Bob Cavello, Secretary

**Omega Management Call In:** Matt Overbeck

**Members Call In:** Brian and Julie Loftus, Bill and Denise Aschenbach

**Item 1: Call to Order:**

The meeting was called to order at 6:41pm by Greg Gurewitz

**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 below and in the agenda was made and passed.

- Agenda: July 16, 2020
- Minutes: May 28, 2020
- Consent Agenda:
  - No approvals required from last meeting
  - No architectural requests from last meeting

**Item 4: Treasurer's Report, Gary Reinecke:**

Checking: \$23,319.10 as of June 30, 2020

Reserve: \$118,444.40 as of June 30, 2020

- We started with a balance of \$43,583 and added dues of \$8,326 during the month. We spent approximately \$29,319 as listed in the 6/1/20 to 6/30/20 income/budget statement.
- Trees, shrubs, sod, and irrigation were approximately \$18,700
- Annual insurance premium and audit were approximately \$10,000.
- May water was \$458. We pay \$1 per every 450 gallons of water. June usage was 288,257 gallons so we expect to receive a bill in the amount of \$641. July water usage has been higher due to extra sod watering and is trending towards \$800.
- We are still on track to be on budget for the year but need to keep our spending below \$10,000 per month through September. When we get into the snow season, we are cash flow positive by approximately \$3500 per month.
- Timberline \$600 bill to raise two sprinkler control boxes will be reclassified to irrigation.

**Item 5: Management Report, Matt Overbeck:**

**Unfinished Business:**

- Projects for Spring Walk

- YTS tree maintenance bid was high, Metro provided us with a better price and allowed us to remove 5 trees.
  - Gutter caulking Hoff & Weber estimate was high. Gary Reinecke repaired over 10 homes' gutters by himself.
  - Garry sent receipts for sprinkler system repair to Omega for \$180 and \$50 for Flex Seal used to repair the gutters. Motion was made and approved to reimburse Gary.
  - Necessary yard raising was completed by Timberline
  - Fountain update: Both companies contacted recommended the same fountain. Electricity to be connected to the main city line in the street after the 3M Tournament. Mercury Electric to provide the estimate.
  - Lehman Lane NE monuments waiting on Associa manager to respond.
  - Shrubs list sent to Timberline and still waiting on pricing. Gary recommended we purchase the shrubs from Waldock's Farms and Timberline can plant them, saving us money.
  - Miscellaneous work orders closed.
- Spring Walk Through
    - Garage painting vs. garage door replacement and shrubs discussed – see Omega notes from Spring Walk for details
    - Late summer/early fall walk through scheduled for Sept 17, 12pm/
  - Deck Maintenance Specs
    - Specs will be maintained by Omega and available upon request by homeowners. Architectural Committee engagement and approval is required for any work done on homeowners' decks.
  - Snow Bird/Extended Leave Form
    - The form is optional and will provide a homeowner with the opportunity to notify the board and community that they will not be at home for a period of time. Fred Kunze can place a copy of the form under the Homeowner tab in our Lehman Lane community portal.
  - Cement Repair
    - Concrete repair project memo will be sent out to the community through Fred Kunze.

**New Business:**

- Accounts Receivable (AR)
  - \$96 over budget
  - Reviewed audit letter from last year, nothing noteworthy to be addressed. Omega signed off and approved.
- Pond Treatment
  - Chemical application service to be completed by Tuesday July 26 before the 3M Tournament.
- Results from Spring Walk-Thru
  - See notes above
- Plans for Items Noted during Walk-Thru
  - Caulking
  - Haywood roof leak. Provide Omega with estimate for inside home repair work from roof leak.
- Sprinkler System Managers

- Gary Reinecke, Mike Chmielski, Bill Aschenback, and Tom Johnson
- Recognition in the form of a gift card for service to the community was approved by the board.
- Garage Doors
  - 2 homes require garage doors painting, 2 homes required weather trim replacement
  - Greg suggested comparing the cost of replacing the garage doors vs painting them
  - Bob and Greg will get garage door replacement estimates
- TPC Tournament
  - Thursday, July 23 start date
  - No Pro-Am event this year
- ❖ Annual meeting options for end of September if Covid protocols and restrictions are still in place. Clover Leaf Room at City Hall, TPC or homeowner backyard or garage/driveway are current options.

**Item 6: Next Meeting Date:**

Thursday, September 24, 2020 (proposed)  
6:30 PM

**Item 7: Adjournment:**

Meeting Adjournment at 8:12pm