

**MADWA Board Meeting**  
September 17, 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:** Mike Chmielski, Jo MacGibbon, Tonya Cuneo, Bill & Denise Auschenbach

**Item 1: Call to Order:**

The meeting was called to order at 6:31pm 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: September 17, 2020
- Minutes: July 16, 2020
- Consent Agenda: None
  - No approvals required from last meeting
  - No architectural requests from last meeting

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

Checking: \$25,424.64 as of August 31, 2020

- Checking Account has a budget surplus of \$8,842.36

Reserve: \$123,425.31 as of August 31, 2020

Treasurer Notes:

- We paid 4 months' worth of Omega management fees in August. After reviewing the July numbers, we notified Omega that they had not invoiced us for several months. They have since billed us for April, May, June and July and we are now current.
- This month we have paid the Timberline invoice for irrigation repairs due to the lightning strike which totaled \$4,204.66. Zone 10 on the black box has a leak downstream from the meter and has been off for several days. Jake has committed to fixing this leak on Monday Sept 21.
- Shrubs that have been bought for 3 homeowners have yet to be billed.
- Estimate of funds available after the zone 10 leak is fixed and the cost for replacement shrubs are reimbursed is \$5,400. This number is arrived at by deducting costs for the above items and adds back the approximately \$2,600 a month we have for repairs and special grounds projects.

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

**Management Report:**

- Financials
  - Accounts Receivable
    - No noteworthy accounts to report at this time
  - Maintenance
    - Timberline Renewal Contract
      - \$2500, \$2650, \$2800/month for the next 3 years
      - Contract extension was approved unanimously by the board
    - Projects
      - Pond Fountain
      - On hold at this time until more information is gathered, fountain type determined, and Master Association approval obtained.
  - Irrigation Power Source Info
    - Meeting with Mercury Electric to be scheduled.
  - Lehman Lane Monuments
    - Master Association/Associa responsibility, no update on repairs at this time
  - Concrete Repair Job Consolidation
    - 3 contractors bidding on project. Community will receive group volume discount.
  - Shrubs
    - Missing shrubs have been identified and will be replaced
  - Miscellaneous Maintenance
    - Caulking on some homes may need to be repaired in the spring
- Administrative
  - Deck Maintenance Specs
    - Bylaw change not required to maintain harmony of design throughout the community by the board
    - Approved by the board and copy of specs to be made available to community by request

**Late Summer Walk Through:**

- Garage Doors
  - 2 homes to have doors replaced this year, 2 more in the queue
- Pond
  - Analysis
  - History
  - Stronger chemicals
  - Reeds and more natural habitat
  - Dredged out and made deeper
  - Coon Rapids Watershed District and Blaine Water Resources approval required
  - Muck Be Gone removal first step

**New Business:**

- Project for Next Spring
  - Gutter repairs
  - Canister lights replacement under garages

- House Numbers replaced
- Annual Meeting Date
  - Oct 28, Wednesday before Halloween
  - Zoom, ballots by proxy, email
- Board Candidates & Ballots
  - By email by last week of September NLT Oct 10 for candidate responses
- 2021 Budget Planning
  - No need at this time for association monthly dues increase for 2021 based on review of 2020 budget
  - Providing breakout of \$360 and where it goes to pays for association monthly expenses
- Late Summer Walk Through Findings
  - Noon walk accomplished Sept 17
  - Some missing shrubs that need to be replaced
  - Trees that need to be removed – surface root issues
- YTS Contract Review
  - Initial contract review accomplished with request of YTS to reconsider pricing – too high at the moment.
- Homeowner Info Packets to include:
  - Budget
  - Board Candidates
- Timberline Renewal Contract
  - 3year extension approved

**Item 6: Next Meeting Date:**

Oct 28, 2020 6:30pm

**Item 7: Adjournment:**

Meeting Adjournment at 7:52pm