

AGENDA
Masters at Deacons Walk
Board of Directors Meeting

Meeting ID: 834 0134 8007

Passcode: B78Uy8

2301 Lehman Ln

August 1, 2021

6:30 PM

Call to Order, Greg Gurewitz.....6:36pm

Homeowner Input..... 6:30-6:37

New owners Lyle and Teri Gave at 2343 Lehman Lane

Introductions of neighbors

Board Approvals..... 7:00-7:15

Agenda: June, 2021 - Approved

Treasurer's Report, Bob Cavello..... 7:15-7:25

Treasurer's Report, Bob Cavello:

Checking: \$43,996 balance as of June 30, 2021

- Checking Account has a current period operating deficit of (\$2,233) for June, and a \$15,447 surplus YTD. Primary drivers of both variances is the timing of Landscaping & Irrigation billing and invoice payment. Projecting to spend approved budget by year-end.

Reserve: \$145,971 as of June 30, 2021

Treasurer Notes:

- There are no noteworthy ARs this month, with a YTD AR of \$1,500.

Secretary Report of July minutes, Tonya Krause Cuneo.....7:25 -7:35

- Discussion of insuring homes through an HO6 or individual homeowner policies
- If HOA decides to self-ensure, then homeowners would be responsible for the exterior of their own homes
- Aesthetic consistency and standards compliance can be accomplished through updated Declarations of our governing documents
- Decision for homeowners to possibly self-insure does not need to be made this year. Current Association insurance policy runs through June 2022.
- Discussion of reserves- what is covered under "common area"?
 - Reserve Study done, Carri will share a copy of the reserve study- pending

Homeowner discussion August meeting:

- Inquiry of insurance bid so homeowners can review the difference in pricing of HOA coverage
- Requesting information from someone who can provide information of HO6 vs. self-insured options- Board stated plan to have someone attend the October meeting to share information from State Farm
- Suggests a broker who represents multiple companies (offering different packages)
- Driving force in needing to address the reserves is why we are looking at the HO6 versus of self-insured

Unfinished Business

- a. Pond Report- updated pond log on the website

New Business

- a. Replacement of Treasury Position Need by Bob C. leaving Aug 11 (transition of position)
 - Shirley Dalgaard will serve until 10/2022- approved
- b. Replacement of President Position Need by Sept 1 (Greg G. will be moving Sept 20) (voted in president will run until October 2021 meeting). The Board will appoint President to finish until October meeting.

Interested candidates for Interim President:

 - Carri Johnson
 - Bob Kaufenberg
- c. Judy Heckel's House sold
- d. Annual Board Meeting in October
- e. Preliminary budget, with assumption of funding future insurance challenge through increases in homeowner contributions to the Reserve

Have 3-year contract with Timberline and they are doing an excellent job
- f. Retaining wall repair (Harvey House) – Approved
- g. John Gryte's Architectural request- for spruce tree in back yard removal at owners cost- approved

Next Meeting Date: October Annual depending on Covid, will be in-person or via Zoom

Optional days are Oct Wed 10/28 or 10/29 depending on availability of location

Meeting Adjournment.....725pm

Respectfully submitted by Tonya Krause Cuneo, Secretary