

AGENDA
Masters at Deacons Walk
Board of Directors Meeting
2301 Lehman Ln
June 27, 2021
6:30 PM

Call to Order, Greg Gurewitz.....6:32pm

Homeowner Input..... 6:30-6:45

- “Homeowner input”- Board represents the homeowners. The decision to insure homes through an HO6 or individual homeowner policies will not be decided by the three Board Members; it will determined by a vote of all the homeowners.
- Carrie- State Farm was the first to insure. What has happened since then, the major insurance carriers decline to handle small HOA's. The estimate for high-end coverage/replacement is reasonable pricing for premium rates.
- If HOA decides to self-insure, 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.
- Discussion of different coverage between HO6 and self-insured
- Discussion of legal fee up to \$4000 who specializes in HOA law. Initial consultation with legal services projected a fee of approximately \$4,000 to update all HOA Declarations and by-laws. The board recommends that we consider updating our by-laws and only the Declarations involving property insurance. Currently, we need to discuss choices, as HOA and homeowners would like to move forward. Will vote at annual meeting. Goal is to look at Declarations, rules/regulations, by-laws and have updated before annual meeting, however, will need many homeowners meetings prior to final vote. Preliminary attorney feedback stated that the rules and regulations are pretty sound and written well. More cost effective to have by-laws also updated at same time as rule and regulation update. Need to have 2/3 or majority vote. HOA recommend to also use 2/3 vote consensus for decision approval.
- Homeowners pay \$120 per month for insurance, inquiry if homeowners would be reimbursed the \$120 if self-insuring. The board stated that an answer cannot be provided at this time due to not knowing what the needs of the community and reserve account will be in the future.
- Reserves- what is covered under “common area”?
 - Reserve Study done, Carrie will send out a copy of the reserve study
- Everything will remain as is until next June 2022. If the community votes to change how the HOA will

handle property insurance, the change will need to take place in June 2022 to prevent substantial insurance penalty costs.

- Garage replacement is on hold until further decisions made. Garage door repair and replacement, other than what was not taken care of by the contractors from the legacy hailstorm, will be placed on hold and added to the overall community projects list for board consideration.
- Bob C- Goal of moving from HOA to individual homeowner insurance model is cost reduction and risk mitigation
 - Bob shared the financials and recommended the homeowners to review. How to mitigate risk of building up reserve
- Previous HOA assessment. The attorney bill originally \$38, 000, but every one assessed due to increase of legal fees \$260, 000 since it took 2-3 years to settle
- Requesting a copy of insurance bid so homeowners can review the difference in pricing of HOA coverage

Board Approvals..... 6:45-7:45

Agenda: May 23, 2021- approved
Treasurer's Report, Bob Cavello..... 6:45-6:55

Treasurer's Report, Bob Cavello: - approved

Checking: \$43,144 balance as of May 31, 2021

- Checking Account has a current period operating deficit of (\$2,249.54) for May, and a \$17,956.16 surplus YTD. Primary drivers of both variances is timing of Landscaping & Irrigation billing and invoice payment. Projecting to spend approved budget by year-end.

Reserve: \$143,484 as of May 31, 2021

Treasurer Notes:

- There are no noteworthy ARs this month, with a YTD AR of \$2,560.
- We made payments of \$2,500 and \$2,678 to Timberline Lawn Care and \$2,788 to Country Mutual Insurance Company in May.
- As was noted in the previous Treasurer's Report, RowCal was onboarded in April and worked with our previous management company throughout April to transfer funds, create accounts and resolve any outstanding invoices that were in payment status at the time of the transition.
- In May, RowCal received the total of our remaining funds from Omega in the form of two payments which brought our checking account and reserve fund balances to the month-end May totals reported above.

Secretary Report, Tonya Krause Cuneo.....6:55 -7:05

May 23, 2021 Meeting minutes- Approved.

Unfinished Business

- a. Repair to Musolf garage door- Completed
- b. Shrubs behind Loftus, Kunze- Completed
- c. Insurance

The "Evidence of Property Insurance" certificate is on our MADWA website under "Forms"

New Business

- a. 3M Golf Tournament - submit for vehicle decals
- b. Pond Report – on the website
- c. Ash trees – Agreed to treat Ash Borer trees for next 2 years
- d. Attorney report- Discussed
- e. Grass/water issue- Due to hot weather, has maxed watering system
- f. Greg- sent out a window cleaning company that would provide discount for homeowners

Next Meeting Date:

August 1st, Sunday at 630pm in-person and Zoom option

- **Important that homeowners attend being we will be having ongoing discussion on self-insure and changes to rules and regulations**

New Neighbors- Welcome Wendy and Dale Sedlacek

Meeting Adjournment.....8:01pm