

AGENDA/Meeting Minutes

Masters at Deacons Walk

Board of Directors Meeting

2301 Lehman LN

May 23rd 2021 at 6:30 PM

Call to Order, Greg Gurewitz.....6:38pm

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

- During last year's golf tournament, buses were driving too fast through our neighborhood. Board to follow up with city with feedback
- Sprinkler head that didn't pull back into ground and got mowed over- Homeowner to send Greg email with details
- Dead shrubs and torn rubber edging- send Greg email with details
- Garage door rubber trim- Board to look at after meeting
- Dead Plants that need to be removed between properties- Board to look at after meeting

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

Agenda: April 14, 2021 Approved

Treasurer's Report, Bob Cavello..... 6:45-6:55

Treasurer's Report, Bob Cavello:

Checking: \$43,174.12 balance as of April 30, 2021

Reserve: \$115,479.51 as of April 30, 2021

Treasurer Notes:

- CenterState Bank Agency Resolution was executed on May 20, 2021 via DocuSign, authorizing RowCal to manage our bank accounts.
- Our funds were held in a single account during the transition from Pacific Premier Bank and will be broken out by GL code in the May financials.
- May financials will reflect the \$22,316.82 transfer made by OMEGA from our operating account to our reserve account. If we were to apply those dollars to this month's financials, checking would be \$20,857.30 and our reserve would be \$137,796.33.
- RowCal will provide the board with CenterState Bank Reserve Fund investment options and rates.

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

- Secretary reviewed 4/14/2021 meeting minutes- Approved
- Mark Therrien, RowCal Financial Coordinator last day 5/26/21, and Codey Bolte to take over 5/24/21
- Homeowners interested in hiring Handyman (Dewits Construction) for personal projects and inquiring of fee. The fee is dependent of agreed pricing of personal projects. Board will send out contact information for personal homeowner projects.

Unfinished Business

- If homeowners self-insure would be approximately \$120 per month from HOA dues cost
 - By-laws would need updating to follow color and scheme approved for neighborhood, if voted to self-insure
 - Need to bring to all homeowners for vote for self-insure. Homeowner recommended waiting for cost of supplies to plateau before actively moving forward.
 - Bob investigating options for obtaining legal counsel
 - Homeowners asked for a list of improvement items and cost associated with improvements
 - Need to prioritize items, knowing that all requests are important
 - Homeowner inquiring about Reed Cement- diamond area of driveway can be done by cement and stamps for replacement. Interested in getting pricing of project. Bob will get quote.
- a. Garage doors
- Past practice: The Garage door is the responsibility of the association
 - All parts associated with the door the brackets, locks, handles, springs, cables, track, opener are homeowners.
 - Homeowners inquiry to get garage replacements
 - 2637 third stall garage door stripping needed

- b. Missing or damaged shrubs
 - 2270 Bill and Denise requesting shrub replacement
- c. Garage lights

New Business

- a. Accounts Receivable- nothing significant outstanding at this time
- b. Insurance
 - Greg, President- shared overview of difficulty of obtaining insurance company wanting to take on small HOA's such as ours. Pricing obtained quotes for main insurance coverage, the second for buy down and personal insurance for HO6 or pay out of pocket to cover approximately \$27,000. At some point, homeowners will need to consider self-insuring due to the cost increase. Have almost 22 year-old development that needs great investment. Displayed broken irrigation system due to tree infringement. Sprinkler repair would be a significant cost to repair/replace. The edging estimate \$61,200 for 30 homes in Masters. Need to prioritize how do we want to spend our dollars?
- c. Edging
 - Estimate just to change landscape edging no rock no weed protection \$61,215.51 for 30 homes.
- d. Trees / Shrubs
 - Estimate for tree removal and grinding stump \$8780.00. Plus \$250 per tree for dirt and sod
- e. Irrigation/Electrical
 - Need to get the electrical hooked up to the city
 - Estimate for hooking up to the city's power line
- f. Pond report
 - Estimate from previous electric all in is around \$4,615.00

Next Meeting Date:
Sunday June 27, 2021 at 630pm

Meeting Adjournment.....7:33

Respectfully submitted by Tonya Krause Cuneo, Secretary