

Masters at Deacons Walk Association

The Annual Meeting of the Masters at Deacons Walk Association will be held on:

Wednesday October 26, 2022

7-8pm (6:30-7pm refreshments)

Blaine City Hall- Cloverleaf A&B Combined

The main purpose of this meeting will be the election of director to serve on the Board of Directors for the Association. Other matters concerning the affairs of the Association will be discussed.

The Agenda for the meeting is as follows:

- A. Establish Quorum- Call to Order, Brian Loftus, President at 7:01pm
Brian, President read the MADWA Mission Statement dated 2022
- B. Introductions of new homeowners:
Randall and Sheryl Hubin moved into 2381 in May of 2022
Rick and Virginia Mesjak moved to 2307 in Jan of 2022
Ryan and Amy Givens moved into 2316 in 2022
Wendy Sedlacek moved to 2319 in August of 2021
Lyle and Teri Gave moved into 2343 in August of 2021
Perry and Sherry Damon moved into 2386 in August of 2021
David and Tyra Christy moved into 2301 in July of 2021
- C. Annual Report
 - President's Report
 - Last MADWA HOA Annual meeting, the Board kept 2022 monthly dues unchanged, while absorbing the HOA insurance increase
 - Lehman Lane had 7 new residents in 2021 and 2022 (see above)
 - Updated 2022 MADWA Governing Documents in second draft
 - Timberline Agreement signed to continue services which runs October 2021-September 2023
 - YTS Tree trimming will be at end of November/early December 2022
 - October 26, 2021 MADWA Annual meeting minutes motion to approve, then second motion approved by the presented bodies
 - Treasurer's Report
 - Provided addendum with most updated:
 - Treasure's Report (Financial Statements) as of September 30, 2022
 - HOA Financial Report Package dated September 2022
 - MADWA Independent Accountant's Review Report for year-end December 31, 2021



- Reviewed updated 2022 Capital Reserve Study which needed to be updated every 3 years
- Reviewed that Master insurance is more economic than individual homeowner's insurance
- 2023 Annual Budget reviewed
 - Board approved 10% increase for 2023 monthly due (\$396 per unit per month)
 - Due to rising cost of property value and cost of reconstruction to exact specification of our properties
 - Due to cost of insuring our properties doubling from previous year

D. Election of the Board of Directors

- 1 Board Member for 3-year Term Length
- No nominations or volunteers at the annual meeting, therefore, will hold a special meeting in December to elect a 3rd Board member. Location to be determined

E. Open Forum Discussion

- Q- What is the update with garage door improvements?
 - The Board is seeking bids for painting garages next spring/summer of 2023
- Q- When was the last improvements that was coming from the Reserve?
 - The financial reports online go back to 2017. Since that time, the HOA paid for 2 items from the Reserve account- both the 2018 Reserve Study and the 2022 Reserve Study
- How much was the fee for Attorney and status of revision of Governing Documents?
 - \$6000 for Attorney fees, and the Governing Documents are in the second draft of revision
- What is the interest rate earnings for the Reserve Fund in relationship to the cost of HOA EZ Management?
 - Currently, the Reserve Fund is earning 0.2% interest. The Board will inquire if options for Reserve fund to get higher interest rates
- Q- Will there be roof gutter cleaning this fall?
 - Board is obtaining bids for Gutter cleaning
- Q- Who would be interested in hosting a neighborhood get together for this winter and spring?
 - Christy and Dalgaard's willing to host potluck in the spring of 2023
 - Looking for homeowner to host the winter neighborhood party- please let a Board member if interested
- Brian contacted the City of Blaine and informed that MADWA pond on Tournament Player Parkway is a water runoff only

- Deacon's Walk HOA member requesting to meet with MADWA HOA (sub-association)
 - Deacon's Walk HOA member and MADWA (sub-association) HOA to coordinate a meeting

F. Election Results- no nominations or volunteers

Shirley has chosen not to be re-elected to the Board. Since no one volunteered at the meeting, there was no election for a new member of the Board at the annual meeting. Shirley's term has effectively ended so the Board is now smaller than is required by our Governing documents. Please carefully consider your willingness to participate in the life of our neighborhood in this way. If you would like to join the Board, please contact any one of the current Board members.

Respectfully submitted by,
Tonya Krause Cuneo, Secretary

If you have any questions or concerns, please contact:

MADWA Board of Directors

Brian Loftus, President

OPEN, Treasurer

Tonya Krause Cuneo, Secretary