

Masters at Deacon's Walk Board Meeting

August 15, 2014 1 p.m.

Present: Bob, Bill, Barb, Sue Thaxton

1. Meeting was called to order by Bob Strum, president.

2. Secretary's report:

moved to accept secretary's report-Bob

2nd-Bill

3. Treasurer's report:

Balance in checking as of 7/31/14 \$17,060.09

Balance in savings as of 7/31/14 \$23,897.90

moved to accept treasurer's report-Barb

2nd-Bob

4. UNFINISHED BUSINESS

Management information-Sue Thaxton

A. REVIEW of ACTION LIST

1. trees/plants-The birch trees will reach maturity in 25-30 years. Currently, they are doing ok but we should look at them in a few years.

-trees on boulevard by the pond-Deacon's Walk association has been notified that there are 4 trees in our area that are unhealthy or dead. They are supposed to take care of them but there is no timeline that we know of.

-2316 has had a tree replaced.

-2271 has met with Bachmans and the work has been completed.

-Bachmans has replaced the dead plants and created a watch list for those that are still under warranty.

-Jubert will be asked to review the shrubs and plants in the rear of the units and to suggest a replacement/rejuvenation plan to be completed as budget allows.

2. thistles-Alex's treated the thistles near property that borders the water. It appears that another treatment is necessary. Sue will contact them and ask them to identify areas again. Thistles that are in the yards will not be treated but will be kept down by mowing.

-2387 reported that the vacant lot behind the house is not being maintained and weeds are tall and unattractive. Sue will send a letter to the Deacon's Walk association to ask them to contact the lot owner and see that they maintain their property.

3. pond-the pond near Tournament Players Blvd needs to be treated again. Sue will contact the vendor and ask for another treatment.

4. Sundance issues-2349 sent a letter asking about a pipe that was broken during the remediation. Sue will send a letter to the owner stating that the statue indicates the repair window has expired.

-Most of the remediation issues have been addressed. Sue is working with Chuck Robinson to complete a couple minor issues.

5. Railing issues-Several railings are rusting. The one that are rusting are those railing that were reused. There is no problem with the new railings. Chuck Robinson will examine them further and contact Sue with a final determination. Owners were given the option of reusing their railings or purchasing new ones at the time of remediation.

-A couple railings seem to be 'popping' out of the cement. Sue has contacted Eberhardt to review the installation and to determine if it is a cement problem.

6. turf repair-The snow damage has been addressed twice, once by Best Lawn Service and then by Alex's. Grass has not grown and weeds have overtaken the areas. Part of the problem may be watering which is required two to three times a day until the seed takes hold. Sue will contact Alex's and ask him to have the area roped off so it is not mowed until the grass is firmly established. It was suggested that the product be used that is more likely not to blow away.

7. concrete/driveways, steps-Sue is in contact with Eberhardt who will be making an inspection of the steps. All driveway issues have been repaired.

8. window caulking-Sue and Chuck Robinson inspected the windows of several units. At this time, everything appears to be in good order. They should be examined every 2-3 years for cracks.

9. gutters-Nine residents submitted the form requesting repair to the gutters. Sue will have a vendor repair those nine units. She is not sure which vendor will be used. When that is determined, she will notify the units when to expect the repairs.

B. DISCUSSION OF RESERVE BALANCES

The BOD reviewed the proposed schedule for capital improvements 2010-2039. Adjustments were suggested and a request was made that Sue prepare a new schedule that better reflects the needs and the reserves of the association. The BOD agreed that we need to have bids for work that needs to be completed in 2015. This includes landscape work for the rear of the properties. The BOD asked to see how the anticipated work between now and 2039 could be distributed to minimize the financial impact to the homeowners while maintaining the units. Sue will prepare the schedule for the next meeting.

C. REVIEW OF THE STEWARDSHIP PLAN SUBMITTED BY JUBERT TREE CARE

The BOD reviewed the information. Jubert will be trimming and shaping the shrubs this fall. The BOD will continue to treat the 26 ash trees every 2-3 years. The first treatment was done in fall, 2013. 37 linden trees will be held until next year. Jubert reports that, other than Emerald Ash Borer, tree health is excellent.

D. REVIEW OF CURRENT LAWN VENDOR

Generally, there are no major concerns with the lawn service. There are a few items that Sue will discuss with him: turf repair, thistles, how close to the property line is being mowed, and weeding as indicated in the contract.

5. NEW BUSINESS

There was no new business.

6. MEETING ADJOURNED AT 3:00 PM

Respectfully submitted,

Barbara Braaten, secretary