

Masters At Deacon's Walk Annual Meeting  
Minutes October 22, 2015  
7:15 p.m. at TPC

I. Call to Order by President Robert Sturm

The meeting was called to order at 7:15 p.m.

II. Presenting of the voting register, proxy certifications, and establishment of a quorum

A quorum was established as evidenced by the signatures of the homeowners on the sign-in sheet. 21 of the 30 homes were in attendance.

III. Distribution and review of minutes of the preceding annual meeting

The minutes had been included in the packet sent to the homeowners prior to the meeting. There were no additions or corrections.

Move to accept the minutes

A. Jerry Jackson

B. Denise Aschenbach

IV. Officers' report-President Sturm

Homeowners were updated on the work of the BOD during the year:

Painted 4 garage doors (peeling paint).

Landscape Replacement – Rear Junipers

- Removed existing Junipers in the rear of the property at each unit
- Plant Install at each property
- Soil add and rock topdress

Tree Work

- Linden Tree rejuvenation prune
- Ash, River Birch, Maple and Crab Apple pruning
- Removed dead trees or trees damaged by storm: Maple and Linden, including stump grinding

Shrub Pruning and Shaping by an Arborist

Various building repairs including to gutters/downspouts, building exterior. Note that the vendors indicated that adding to the end piece that is cut short on the roofs over the garage was NOT recommended. The entire section has to be replaced for over \$300 per unit, and would not remedy issues with water run-off. They indicated that the recommended leaving the area as it is as any remedy could increase the risk of ice dams.

V. Treasurer's report/Budget information

The financial statement had been included in the packet previously provided to the homeowners.

Steve Anderson of Cedar Management addressed the group about the projected budget. He emphasized that the final budget would be approved and distributed after the first of the year.

There was a discussion about a dues increase to help cover anticipated expenses for the coming year and to build a larger reserve fund for the association. We are not in a strong position as the reserve fund now stands. This is critical for future value and sale of the homes. It was pointed out that, as the homes age, there are more maintenance issues coming up. The cost for landscaping, insurance, and general maintenance is rising. There is a 30-year projected maintenance timetable that has been developed. It was pointed out that such a projection is subject to change.

The BOD received input from residents about a dues increase or a special assessment. The BOD is reviewing projections for a 5%, 7%, or 10% increase. The old and new board will meet and make the best possible decision for the association. Homeowners will receive the information shortly after the new year.

VI. Appointment of the inspectors of the election

Steve Anderson and Pam Pittman were selected to count the ballots for the election of a new member to the BOD.

VII. Election of the members of the Board of Directors

One three-year term was up for election replacing Bob Sturm who completed his three years. It was clarified that although the original By-laws had established two-year terms, those By-laws were amended in 2006 to change the terms to three years.

Nominations: There were three nominations from the floor.

1. Roseann Miller
2. Jill Jezierski
3. Bob Kaufenberg

Bob Kaufenberg was elected to a three year term.

VIII. Unfinished business

Appreciation was expressed to Bob Sturm for the work he has contributed as a member of BOD.

IX. New business

New residents were welcomed to the neighborhood.  
Peter and Shirley Dalgaard  
Greg and Carol Guerwitz

X. Adjournment

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Barbara Braaten, secretary