

Master's At Deacon's Walk
November 5, 2015
Board Meeting

Board Members Present: Carri Johnson, Barbara Braaten, Bob Kaufenberg

Outgoing President: Bob Sturm

Meeting began at 10:30.m.

1. Bob Kaufenberg was welcomed to the Board.
2. Brief discussion was held about the annual meeting. Attendance was very good; pleased that we had three nominations from the floor for the Board; excellent participation by the new neighbors and their comments were pertinent to the discussion of the reserve.
3. Carri will sign the Alex's Lawn Service contract for the upcoming year. The BOD confirmed that light weeding is included in the contract. Carri will review that point with the company to be sure that they are paying attention. The next contract will be brought up for discussion no later than February of 2016.
4. The new officers were decided:
 - Bob Kaufenberg-President
 - Barb Braaten-Secretary
 - Carri Johnson-Treasurer
5. The BOD reviewed the dues schedule for the upcoming year. We looked at continuing with the current dues; a 3% increase, a 5% increase, and a 10% increase. Although the reserve meets the minimum requirements of the state, we are concerned about implications of the low reserve when houses are sold/purchased. We need to build the reserve and are anticipating increased expenses with the landscaping needs and insurance. We also considered the need to continue with the 30 year maintenance plan for upkeep and replacement.
Motion to approve a 10% dues increase-So moved by Bob Sturm; 2nd by Bob Kaufenberg.
Passed by consensus.

There was no further business to consider at this time. Bob K. will call the next meeting where landscaping issues will be discussed.

Meeting ended at 11:37 a.m.

Respectfully submitted,
Barbara Braaten, secretary