

MADWA BOARD MEETING
Thursday, June 21, 2018

Present: Tom MacGibbon, Secretary; Rosanne Miller, Treasurer; Nicole Doeden, Association Manager, Omega Property Management Company

Location: Rosanne Miller's home, 2324 Lehman Ln. NE
Meeting began: 3:00 p.m.

June 11, 2017 hail storm

Nicole will discuss with Omega President Lance Stendal, a public adjuster, the history of the damage and work to date. They may engage a project engineer. They will then meet with the Board of Directors. We all will then meet with Allstar.

Attics need to be inspected to ensure work was properly completed.

We want from Allstar a weekly update that includes:

- Work to be done this week
- Work accomplished last week
- When last week's work was not accomplished, the reason why

When possible, storm repair projects are to be worked on concurrently.

Items discovered on property views or noticed by the board

For small issues, e.g., one shrub, Omega submits a work order. For large projects, Omega meets vendor(s) and gets bids for the board to review.

Plants

Due to the large loss of shrubs over the winter, the \$7,000 budget for grounds, shrubs and trees has been subdivided to \$3,000 miscellaneous grounds (winter kill) and \$4,000 tree work.

If funds allow, crabapple trees will be trimmed to improve interior air circulation against crabapple scab.

Reserve studies

Omega has requested bids from reserve companies. Bids are due soon. MADWA's study will be complete in time for the October annual meeting.

Architectural requests

Architectural requests were discussed.

Rental of property

The intent of the declaration and rules and regulations is short-term renting is not recommended. Both Deacon's Walk Homeowner's Association and The Masters at Deacon's Walk Homeowner's Association have policies about renting and leasing. The policy and references to supporting documents will be included in an upcoming email and flyer.

Damaged garage door

Nicole will check on a current report of a damaged garage door.

Property view June 21

The Board accompanied Nicole on her property view today. She will prepare and send to homeowners a notice that includes guidance on items:

- Homeowners are responsible for weeds at the base of bird feeders

- Horticulture Services (HS) will catch up on weeds elsewhere

- HS will trim bushes back from houses when it plants the replacement shrubs

- A reminder for homeowners to treat lawns for pet damage

The meeting ended at 6:40 p.m.