

MADWA Board Meeting
July 25, 2019

Board Members Present: Tom McGibbon, Greg Gurewitz, Gary Reinecke.

Omega Management Present: Nicole Doeden and Colleen

Members Present: Bette Blair, Kathy Reinecke, Dick Merrill, Peter Dalgaard,
Shirley Dalgaard, Barb Braaten, Brian Loftus

The meeting started at 6:30pm

Item 1: Homeowner Input:

1. Dick Merrill brought up garage door lower weather stripping. He and others liked the thicker more durable black gasket that was mistakenly installed on some doors as part of the remediation. The black color was the only reason some homeowners did not want it. Gary Reinecke and others agreed to investigate the possibility of installing thicker and more durable weather stripping on all garage doors that will match the color of the doors. We will try to have information by the next meeting.
2. Garage door painting: the worst problem is at 2387 where the double door is painted with the trim color and the single door is painted the color of the siding. Tom said he will talk to Cullen from All Star about this.
3. Bette Blair said they have leaking seams on the gutters over the garage doors. Some helpful remedies were offered by other members. This appears to be an All Star issue.
4. Peter read a letter for the record which outlined his disgust and concern on how the last board meeting was handled and how the vacant board seat was filled.

Item 3: Board Approvals: A motion to approve actions taken by the board since the last meeting that are listed in the agenda was made and passed.

Item 4: Treasurer's report: Greg's report was accepted by the board.

Checking: \$17,324.53

Storm funds: \$71,241.33

Reserves: \$84,130.56

Item 5: Rules and Regulations Committee Report: Nicole will ask Rosanne Miller for an electronic copy of the document. Board approval is still required. Omega will send copies to all homeowners in the Annual meeting packet.

Item 6: Nicole's Management Report.

1. Homeowners at the meeting asked Nicole to notify us via an email blast when they or workers expect to be on site.
2. **Shrubs:** Discussed the large shrubs that were recently trimmed and consensus was we should concentrate on replacing dead and damaged shrubs in the front of the homes. Bette noted that shrubs along TPC parkway are in need of replacement and others thought they should be a priority. Peter Dalgaard recommended we think about volunteer work parties to do some of the landscaping/ shrub replacement. The types of plants and when to do the project is an open item.
3. **Irrigation System:** 2 of 4 heads replaced are OK, 2 others need some work. Greg will work with Jake to follow up on this. Jake from Horticultural services has been very responsive when asked to do stuff.
4. **Muskrats:** Trapping was discussed and Nicole has a company that does this in our area. Cost is \$275 to set traps and \$75 per rat. Tom to talk to TPC personnel to see what they are doing to control the Muskrat population and if they can assist us in any way.
5. **Yard Raising:** Nicole to explore options with YTS concerning above ground root structures, and other lawn problems. Extra soil and seeding after aerating was discussed.
6. **Gutter Cleaning:** the clogged drains at Johnsons due to seed pods was discussed. Nicole has a company that clears gutters. She will issue a work order to clean out the gutters

and down spouts at the rear of their house. Because the seed pods came from a tree that is close to the Blair,s gutters and down spouts at 2387 will also be cleaned. Barb mentioned that the Squeegee squad cleans her gutters for a nominal extra charge when they wash her windows.

7. **Irrigation Electricity**: Nicole's estimate of around \$68 a year per irrigation control system was presented. Brian Loftus was asked if a \$100 check per year to compensate for the extra electricity that he provided would be adequate and he said it would. The board then voted to authorize compensation in the amount of \$100 per year for the home owners at #2277 and #2308 for the irrigation control electricity they provide.
8. **Open All Star items and payment**: Greg and Gary are to work with Carrie to come up with a final list of open items and what we owe All Star.
9. **Resetting 4 retaining walls**: Nicole is getting 2 more quotes. She has one quote for \$700 to reset the walls. She will issue the order to the lowest bidder.
10. **Caulking**: Hoffman Webber is the selected contractor. They will go over what they will do and how on site with one or more board members. They will be asked about siding issues at the Harvey's and other homes.
11. **Board authority for compliance**: The board stated that we need a more diplomatic way to communicate with neighbors. One board member stated that even if we have authority to do something that does not mean we should do it and especially not do it in an authoritative manner.

Next board meeting to be Sept 19, 2019 in the Sanctuary room.

Annual meeting to be October 23, 2019. Site TBD.

Meeting adjourned at around 8:15 pm

