

Masters at Deacons Walk Association

The Annual Meeting of the Masters at Deacons Walk Association held on:

**Wednesday October 18, 2023
7-8pm (6:30-7pm refreshments)
Mary Ann Young Center- Maple A/B Room
9150 Central Ave NE, Blaine, MN 55434**

The main purpose of this meeting will be the election of director to serve on the Board of Directors for the Association. Other matters concerning the affairs of the Association will be discussed.

URGENT! WE NEED ONE MORE BOARD MEMBER!

The Agenda for the meeting is as follows:

- A. Establish Quorum- Call to Order, Brian Loftus, President at 7pm.
- B. Introductions
 - Samantha Golobish and Anthony Corneia
 - Sahar and Yasser El-Hammamy- Welcome!
- C. Annual Report
 - President's Report
 - Updated 2023 MADWA Governing Documents final draft- In process
 - Per Barb, Dave, Gary, Bill, Peter, Karen (six homeowners) worked on updating Governing Documents (3 documents)
 - Inconsistency in the Attorney's proposed updates to the current MADWA HOA documents
 - Per the six homeowners, the documents are at a point where seeking Attorney's feedback
 - Attorney is now involved and looking to set time to discuss as a group.
 - Homeowners would like at least 2 homeowners present at the meeting with the attorney
 - The drafted documents are unfinished business currently; will need to be finalized, then have Special Meeting for homeowners vote
 - Evan Leech is also the attorney for Deacon's Walk
 - Renewal of lawn care/snow removal contract
 - Timberline contract renewed for October 2023 – September 2026
 - October 26, 2022 MADWA Annual meeting minutes- Approved
 - Treasurer's Report
 - Treasure's Report of HOA Financial Statements as of September 30, 2023
 - MADWA Independent Accountant's Review Report for year-end
 - Updated Treasure's September Report available at annual meeting
 - Currently have \$50k in CD and looking to invest in additional CD
 - 2024 Annual Budget
 - **Board approved 3% (\$12) increase for 2024 monthly due (\$408 per unit per month)- please update if have automatic payment set up for HOA due payments prior to Jan 2024**
 - The increase in dues are due to Master Liability insurance coverage and increased cost for Timberline lawn and snow removal services
 - We are renewing with Timberline- awaiting for response from Timberline with the proposal of snow removal from garage to the end of first cement slab in front of garage doors and edging more frequently than 2 times per summer
 - Timberline is all inclusive with lawn, winter, and irrigation

D. Election of the Board of Directors

- 1 Board Member for 3-year Term Length
- Secretary position open- no nomination or volunteer
- **Will need to replace open position or possibly need to hire Management Company to uphold HOA requirements**

E. Open Forum Discussion

- New business- Rusting flashing on homes
- New business- Fix edging and additional rock
- New business- Pine trees need to be raised from the ground to prevent tree mold
- Existing business- Sue M.- Garage door gasket not matching the garage that was not replaced. The Board is working on, and will update Sue M.
- Per Barb- great feedback regarding Scott, tree trimmer
- Broken down spout gutter from Timberline 2380 Lehman- Board will follow up with Timberline
- Looking for heating tape on the North facing roofs- does anyone have suggestion per homeowner cost- Brian Loftus, Greg Harvey, Dick Blair

F. Election Results- Pending

- No nominations or volunteers

Thank you to Fred Kunze for creation and maintenance of MADWA Website

Thank you to Pond Amigo's for Gary, Mike, Bill, David, Dick B.

Thank you to Tonya for serving as Secretary for past 3 years

If you have any questions or concerns, please contact the MADWA Board

Meeting adjourned at 7:36 pm

Respectfully submitted by,
Tonya Krause Cuneo, Secretary

MADWA Board of Directors

Brian Loftus, President

David Christy, Treasurer

OPEN Tonya Krause Cuneo, Secretary