

Masters at Deacons Walk Association

The annual meeting of the Masters at Deacons Walk was held on:

Wednesday October 28, 2026

6:00 -8:00 PM

Mary Ann Young Center Maple Room B

A. Quorum was established: 19 families represented and 3 proxies, meeting was called to order by President Brian Loftus at 6:00

B. Brian talked about the HOA insurance being less than we had budgeted for and would not require an assessment. He also talked about the shrub replacement, the fact that the Pond Amigos had done good work and he had samples of irrigation pipe that had been choked off by tree roots. He also stated that the Timberline contract has been renewed for the next three years. Timberline goes above and beyond to help out when requested.

C. David gave the treasurers report and stated that we have \$14,495. in our operating account and \$218,435 in our Capital Reserve account. He also stated that 75% of this is in CD's. CD's in the reserve account have made \$14,000 in interest since buying the first CD in April 2023. He also stated that we would be raising the association dues by 10% and the new amount will be \$544. Starting January 1, 2027.

D. Barbara Braaten had nominated Peter Dalgaard to be on the board and Peter will serve a three year term. Gary Reinecke volunteered to be on the board as well and this was voted on and accepted. Gary will serve on the board for two years to get us back to the proper rotation.

E. Old business: Again, discussed was the fact of the rust on the flashing at the bottom of our siding and that our siding needs some repairs. This will need to be addressed.

New business: Ideas were shared regarding the association dues: Some feel it would be a good idea to split the HOA dues from the insurance and others suggested doing an assessment rather than increasing the dues. This will all be discussed. Also, the Loftus's are planning on getting a new deck next year and asked if anyone else is considering doing this and that they try to get a discount by having more jobs. The Chmielewski's have volunteered to hold a Holiday party and will let everyone know when a date has been set.

Respectively, Denise Aschenbach, Secretary

Brian Loftus, President

David Christy, Treasurer

Notices Post Meeting:

1. The Lehman Lane Holiday Party will be at Chmielewski's on **Friday, 12/18**. Thanks Claudette and Mike!
2. President Loftus did some AI research comparing our HOA to others. Below are the responses.

President Brian Lofthus' Research Report: compares MADWA to other HOAs.

Lehman Lane (Masters Association of Deacon's Walk / TPC Twin Cities) sits in a relatively high tier for full-service detached villas, but it is competitive when measured against other Twin Cities golf-course communities that offer similar exterior maintenance + insurance packages.

Quick Snapshot of Lehman Lane

- Detached villas/townhomes on or overlooking the TPC Twin Cities (PGA Tour course that hosts the 3M Open).
- HOA covers building exterior/maintenance structure, hazard/master insurance, grounds/landscaping, professional management (and often snow removal).
- Recent public fees on the street: \$449 (2025 sale) → \$495 (current listing) → \$540 starting next year.
- Typical home values in the development: roughly \$500k–\$700k+.
- Advantage unique to TPC: The PGA Tour generally handles major course capital improvements, so residents avoid the large course-related special assessments common at many private clubs.

Comparison to Similar Golf Communities

Key Takeaways

- Vs. other full-service detached product: Lehman Lane's \$540 is on the higher end but not extreme. The combination of true exterior maintenance + master insurance on detached homes is expensive to insure and maintain, especially with Minnesota's

weather-related claims history. Smaller associations (your ~30 units) also spread fixed costs over fewer owners.

- Vs. pure single-family on the same course: Dramatically higher because those owners self-insure and self-maintain exteriors.
- Vs. premier private clubs (Bearpath, Interlachen, Hazeltine area, etc.): Lehman Lane is often more affordable overall. Those communities frequently layer high HOA fees *plus* large initiation fees and monthly golf dues. TPC gives you a PGA Tour course without that private-club membership burden.
- Broader Twin Cities context: \$500+ is above the typical townhome average (\$300–\$450), but the gap narrows or disappears when the association provides the full exterior + insurance package that Lehman Lane does. Insurance cost inflation has pushed many Minnesota associations higher in recent years.

Bottom line: Among golf-course communities offering comparable lock-and-leave (exterior + insurance + landscaping) service on detached homes, Lehman Lane's upcoming \$540 is in a realistic band. It looks high next to basic townhome averages or limited-service single-family HOAs, but it looks reasonable next to other high-end golf villas that deliver the same level of service. The strongest internal benchmark remains the recent \$449–\$495 figures already seen on your own street.

If you have the breakdown of the 2027 budget (especially the insurance and landscaping line items), that would allow an even tighter comparison to peers. A local agent who regularly works Deacon's Walk / TPC and Bearpath-type properties can also pull current sold comps with exact HOA details.

