

MADWA Board Meeting
January 10, 2019

In attendance: Tom MacGibbon, President; Greg Gurewitz, Treasurer; Rosanne Miller, Secretary; Nicole Doeden, Account Manager, Omega Property Management; Katie Leicht, Omega; and homeowners Rick Cuneo, Barbara Braaten, Karen Sturm, Alan Miller, Tom Johnson and Gary Reinecke

Tom MacGibbon called meeting to order: 6:39 p.m.

Homeowner Input and Responses

Topics	Details and/or Board Responses
Attic fan vents	After Structure Tech (ST) examined 27 vents, the Board is determining work needed and which company to do the repair. The time frame is unknown. The consistency and quality of repairs cannot be compromised.
Storm damage	Homeowners request a process to pay AllStar to complete interior and exterior work. It was noted that in June 2018, AllStar requested final payment, before work on some systems had been begun. Tonight's agenda includes repairs and the impact of the insurance company on the completion and quality of work.
One roof leak	AllStar attributed the leak to an uncapped pipe. A second company will inspect this leak.
Ice at mailboxes	Requests to sand the road near mailboxes should be made to the City.
Submitted letters	The Board will read letters from two homeowners after the meeting.
Snow plowing	Vendors should not change terms of plowing contracts despite weather forecasts.
Work orders	Work orders from June 2018, with work still undone, have been closed.
Caulk schedule	A past MADWA president said that a caulk inspection schedule was created, but had not been communicated to subsequent Boards. Caulk is on tonight's agenda.
Maintenance	Our Property Maintenance Plan (PMP) contains information about the inspection of systems for which MADWA is responsible. The PMP is posted on Caliber, Omega's website for association members.

Old Business

The City of Blaine will reimburse the late fee paid in error with the \$4,029 summer water bill.

The November 7 Minutes are approved.

Monthly invoices are emailed. Homeowners pay a fee for mailed paper copies.

Names of James Hardie-approved caulk companies are online. Omega will ask these companies to bid the caulk work by the end of next week.

Treasurer's Report

One account is \$99 delinquent. MADWA's fees have been waived; remaining fees are from a collection attorney and Omega.

Assets are \$385,000, much of which is designated for storm repair.

Rules & Regulations Committee Report

The committee includes volunteers, Board Representative Greg Gurewitz, and Convener Barbara Braaten.

The Board will email to committee members Rules and Regulations Guidance, which received final approval tonight. Recommendations by the R&R Committee must support both Deacon's Walk and MADWA documents.

Both Greg Gurewitz and Tom MacGibbon can provide copying for the R&R Committee.

New Business

The Board requests from Omega:

Monthly bank statements

Larger font on work order reports in the Management Report.

That Omega's invoices include a description and be delivered within 30 days. Nicole will check with the accounting department. There is no charge for questions about invoices.

Grounds and Trees

YTS has quoted the removal of a spruce tree at 2331. Because the tree is evaluated as healthy, the association will keep it and continue to monitor it.

Nicole will coordinate for tree removal and planting with YTS and Shermik Tree Farms. Shermik limits planting to opportune times in the spring or fall.

Nicole will obtain bids for grounds care to enable reference checks before the next board meeting. April 15 is the target date for a new grounds contract. MADWA seeks companies with shrub expertise.

June 11, 2017 Hail Storm

Twenty-six damaged garage doors have been replaced. Allstar will repaint doors that do not match the neighborhood standard for color or sheen. Katie Leicht will discuss with Allstar the method of preparation to ensure that the correct paint is applied.

An attorney who represents AllStar has asked Nicole about payment.

The Board will meet an attorney to discuss roof vents and the following: MADWA's rights, the contract and next steps. His fee is \$450/hour and drive time will not be billed. The Board will limit our costs to below \$1,000.

To be analyzed:

We want the houses not to be damaged due to the repairs.

The houses are damaged.

They need repair.

The damage is caused by Allstar.

Allstar should be responsible for repairing the damage.

Allstar is not admitting fault.

Nicole will get an estimate for repairing attic fan vents with severe, medium and minimal damage. With this knowledge, we can meet with the attorney.

A suggestion was made to file complaint against AllStar with secretary of state.

MADWA's responsibility for attic vent inspections was one-time, October 31—Nov. 2, 2018. Certified letters were sent to homeowners who did not have inspections. Those homeowners are welcome to have inspections at their own expense by Structure Tech.

AllStar submitted an invoice for \$256,192, the remainder of the insurance funds. To re-open a dialogue, Katie will investigate completed work that can be paid.

American Family Insurance (AmFam) set a depreciated value for interior damages. AmFam stated amounts it would pay. Discrepancies are between homeowner and vendor.

If an interior repair is done by AllStar, the association's contractor, payment would come from funds deposited in MADWA's bank account.

Is AllStar Construction financially responsible for the cost of correcting faulty /poor quality repairs by AllStar if homeowners use a different contractor to make the corrections?

The local Internet site costs about \$100/year. Nicole will ask Fred Kunze to renew the website for 1 year. She will create a survey about site use and include items suggested by Fred.

The Board denied reimbursement to a homeowner for caulking the exterior of a home. The Board's concern was to avoid setting a precedent.

The 2019 Calendar is accepted. Prior to property views this spring, the Board will survey homeowners about exterior components of their homes to view.

A homeowner requests advanced notice when people are near his/her home. We will ask Fred to post that occasionally vendors are on the property.

We will ask vendors to wear identifying gear when on site. MADWA will request notice prior to activity by an infrequent vendor. Omega will notify the Board who will notify association members when appropriate.

The next Board meeting will be Thursday, March 28, at 6:30 p.m. in the Sanctuary Room of City Hall.