

MADWA Board Meeting
March 28, 2019

Present:

Tom MacGibbon, President; Greg Gurewitz, Treasurer; Rosanne Miller, Secretary; Nicole Doeden, Association Manager, Omega Property Management; Katie Leicht, Assistant Property Manager, Omega

Rules and Regulation Committee Members: Barbara Braaten, Bob Cavello, Shirley Dalgaard, Carri Johnson, Alan Miller

Residents: Dick Blair, Bette Blair, Sheldon Braaten, Peter Dalgaard, Judy Hekel, Brian Loftus, Julie Loftus

The meeting was called to order by Tom MacGibbon: 6:32 p.m.

Homeowner Input

Carri Johnson read aloud her letter delivered at the January 10, 2019 meeting. Topics comprise the hail storm of June 11, 2017, enthusiasm, communication, and architectural requests.

Topics	Details and/or Board Responses
Letter of Ms. Johnson	Ms. Johnson said some topics have been resolved. On January 17, 2019, Ms. Johnson and Board members met to discuss her letter.
Legal counsel regarding storm	Information about the attorney's role was sent to membership February 20, 2019. As of March 11, \$1,276 has been paid. Neither MADWA's nor AllStar's attorney desires litigation.
June 11, 2017 Storm	1. MADWA wants the June 11 repair completed. Secondary damage has been identified and needs repair. MADWA wants AllStar to take responsibility for damage it caused. 2. Carri Johnson reports that Allstar will fix the vents, hire an inspector, and wants a partial payment of \$150,000
Trees	A homeowner requests not replacing a tree lost in the 2017 storm.
Minutes from the Cedar Management era	Omega has received Minutes from prior years. It is unknown whether Omega has all past contracts.
Plantings	Past secretary Braaten has available a tree study and a list of plantings that died 2014—16.

Homeowner input ended at 6:53 p.m.

Board Approvals

The Agenda for March 28, 2019 was approved

The Minutes for January 10, 2019 were approved

Treasurer's Report

Greg Gurewitz reports that all bills have been paid and the YTD surplus is \$3,040.

Rules and Regulations Committee Report

The Rules and Regulations (R&R) Committee, chaired by Barbara Braaten, recommended revisions to MADWA's current Rules and Regulations Approved 2016. The committee based its recommendations on governing documents from Deacon's Walk Homeowners Association and the Masters at Deacon's Walk Association (MADWA).

It was noticed that MADWA's Declaration contains errors. A recommendation was made to budget funds for a lawyer to revise the Declaration.

R&R - Décor

The R&R Committee (the Committee) believes exterior décor can serve to personalize homes.

The location, type, quality and quantity of décor must reflect the neighborhood ambiance. Either an architectural committee or the Board would determine in advance the appropriateness of décor. Should homeowners disagree with the decision, an appeal procedure is available.

Complaints about the nature, extent, and/or location of items would be given to a member of the Board. When décor is found unsuitable, a Board member will talk to the homeowner.

R&R - Fines for Architectural Violations

The homeowner is responsible for all Architectural violations including violations by visitors and renters.

Discussion ensued about delivering notice of a fine when the owner is away from the property for an extended period of time.

R&R - Plantings

A subgroup of the Committee proposes creating a guide of annuals and perennials that homeowners may plant and maintain. The guide would include recommended plants, banned plants and limitations of the soil.

The subgroup will provide information about the location of irrigation lines.

R&R – Front Doors

A subgroup of the Committee offers to create a list of accent colors acceptable for front doors.

R&R – Welcome Packet

Ms. Braaten observed that welcome packet for new neighbors will be helpful.

A survey of homeowners could be conducted to gather ideas and opinions about the R&R Welcome Packet proposal.

The Board thanks the Committee for its work.

Management Report

The 2018 Reserve Study has been revised to reflect the caulk repair planned for 2019.

Unfinished Business – June 11, 2017 Hail Storm

The Board appreciates Ms. Johnson's effort to compile a list of completed repairs and remaining work.

There is no pending litigation.

Legal counsel provided guidance on navigating storm repair and advice on compliance with contractual obligations by both MADWA and AllStar. The Board advised the attorney that MADWA wants to minimize legal fees and costs and ensure repair of secondary damage will be paid at the contractor's expense and meet all applicable codes and standards.

The Board requires information to determine how best to repair homes to their pre-hail storm quality and who is financially responsible for those repairs. MADWA wants to ensure all hail

storm damage is repaired to meet all applicable building standards and codes along with the manufacturer's recommended installation procedures and that no secondary damage exists or results from the contractor's repairs of the insurance claims scope.

Nicole will check whether Cullen McDermott and AllStar's attorney have spoken recently.

The insurance claim is still open because MADWA is still owed \$3,400 from American Family.

New Business

Grounds Care: Some companies hesitated to bid to the presented criteria. The bidders were given the specifications that the board approved originally from our current vendor. Bidding companies provided contact information of references.

Caulk: Bids for caulking the exterior siding are still arriving.

Pond Maintenance: The current pond care company submitted a bid. It was suggested to check with the Deacon's Walk HOA manager about caring for the pond and nearby grass.

Local Website: Seven survey responses have been received. The Board authorized paying for 2 years of security (\$310/two years vs. \$167/one year).

Insurance Review Process: The deductible for the 2019-20 policy year will increase from 2% to 5% of the value of our homes. Premiums will not rise. MADWA will obtain bids from companies including QBE, West Bend and Insurance Warehouse.

Insurance Coverage Policy: When an association-maintained system fails (e.g., a roof) and interior damage results (e.g., from water), the association will pay the homeowner's deductible. Associations typically budget for one such loss/year.

Tree Care: YTS will remove 3 trees: a failing crabapple and two diseased blue spruce.

Tree Selection: Shermik Tree Farms submitted a bid to plant 4 trees. Balsam firs will be planted to replace spruce trees behind 2276 and 2386 and in front of 2332. The location of a proposed planting, a maple behind 2276, is incorrect. Nicole will resubmit that information to Shermik. At this time, a deciduous tree behind 2386, which was lost in the 2017 hail storm, will not be replaced and may be considered at a later date.

Management Reports: Management reports are sent to the Board prior to Board meetings. They will be either electronic or paper, depending on the Board member's preference.

Minnesota Statute: Members have inquired about the regulation of the exterior appearance of our HOA. Minnesota Statute 515B.3-102 empowers an association to regulate the exterior appearance including balconies, patios, window treatments, signs and displays.

Vendor Information Verification Experts: Vendors pay to participate. Changes in vendor information (i.e., canceled insurance) are conveyed to the HOA's manager (Omega).

Property Views: The property view of shrubs was canceled due to snowy grounds throughout the month of March. A Homeowner Inspection Form, similar to that used in 2017, will be distributed. Homeowners may note exterior items for the Board to view on its April property view.

Chemical Applications: We will ask vendors to inform us before applying chemistries.

Next Board Meeting: Thursday, May 30, 6:30 p.m. in the Sanctuary Room at Blaine City Hall.

The meeting ended at 9:30.

Submitted by Rosanne Miller, secretary.