

**Agenda**  
**Masters at Deacons Walk**  
**Board of Directors Meeting**  
**2308 Lehman Lane**  
**December 27, 2021**  
**4:30pm**

Insurance Deductible Policy dated July 23, 2018- rescinded

- Determined this document may have been well intended, however, the current Board has identified many errors and at the advice of Council, therefore rescinded this policy.
- Timothy Erb, Attorney offers advise- recommendations to rescind and remove as active document which was approved by the MADWA Board of Directors on December 27, 2021

Capital Reserve Survey

- Brian Loftus will follow-up with Reserve Consultants Inc. (RCI) who provided last Capital Reserve Plan in 2018 to inquire about an updated Capital Reserve Plan based on current HOA status

MADWA Governing Documents

- Need review and updating
- Attached most recent email from Evan Leach, Attorney who was awaiting Board's review and approval to move forward with recommended Governing Document updates
- Brian Loftus will reach out to Evan Leach for cost of updating Governing Documents
- From June 27, 2021 meeting minutes
  - Discussion of legal fee up to \$4000 who specializes in HOA law. Initial consultation with legal services projected a fee of approximately \$4,000 to update all HOA Declarations and by-laws. Preliminary attorney feedback stated that the rules and regulations are pretty sound and written well. More cost effective to have by-laws also updated at same time as rule and regulation update. Need to have 2/3 or majority vote. HOA recommend to also use 2/3 vote consensus for decision approval.

HOA Insurance

- After reviewing a couple other insurance companies (Canopy Group, Maguire Agency), the current Insurance Warehouse was most competitive

Irrigation Service Maintenance

- Will be tabled at this time until closer to spring 2022

Respectfully submitted,  
Tonya Krause Cuneo, MADWA Secretary