

AGENDA
Masters at Deacons Walk
Board of Directors Meeting

Meeting ID: 834 0134 8007

Passcode: B78Uy8

2301 Lehman Ln

August 1, 2021

6:30 PM

Call to Order, Greg Gurewitz.....	6:36pm
Homeowner Input.....	6:30-6:37
New owners Lyle and Teri Gave at 2343 Lehman Lane	
Introductions of neighbors	
Board Approvals.....	7:00-7:15

Agenda: June, 2021 - Approved

Treasurer's Report, Bob Cavello..... 7:15-7:25

Treasurer's Report, Bob Cavello:

Checking: \$43,996 balance as of June 30, 2021

- Checking Account has a current period operating deficit of (\$2,233) for June, and a \$15,447 surplus YTD. Primary drivers of both variances is the timing of Landscaping & Irrigation billing and invoice payment. Projecting to spend approved budget by year-end.

Reserve: \$145,971 as of June 30, 2021

Treasurer Notes:

- There are no noteworthy ARs this month, with a YTD AR of \$1,500.

Secretary Report of July minutes, Tonya Krause Cuneo.....7:25 -7:35

- Discussion of insuring homes through an HO6 or individual homeowner policies
- If HOA decides to self-insure, then homeowners would be responsible for the exterior of their own homes
- Aesthetic consistency and standards compliance can be accomplished through updated Declarations of our governing documents
- Decision for homeowners to possibly self-insure does not need to be made this year. Current Association insurance policy runs through June 2022.
- Discussion of reserves- what is covered under "common area"?
 - Reserve Study done, Carri will share a copy of the reserve study- pending

Homeowner discussion August meeting:

- Inquiry of insurance bid so homeowners can review the difference in pricing of HOA coverage
- Requesting information from someone who can provide information of HO6 vs. self-insured options- Board stated plan to have someone attend the October meeting to share information from State Farm
- Suggests a broker who represents multiple companies (offering different packages)
- Driving force in needing to address the reserves is why we are looking at the HO6 versus of self-insured

Unfinished Business

- a. Pond Report- updated pond log on the website

New Business

- a. Replacement of Treasury Position Need by Bob C. leaving Aug 11 (transition of position)
 - Shirley Dalgaard will serve until 10/2022- approved
- b. Replacement of President Position Need by Sept 1 (Greg G. will be moving Sept 20) (voted in president will run until October 2021 meeting). The Board will appoint President to finish until October meeting.
 - Interested candidates for Interim President:
 - Carri Johnson
 - Bob Kaufenberg
- c. Judy Heckel's House sold
- d. Annual Board Meeting in October
- e. Preliminary budget, with assumption of funding future insurance challenge through increases in homeowner contributions to the Reserve
 - Have 3-year contract with Timberline and they are doing an excellent job
- f. Retaining wall repair (Harvey House) – Approved
- g. John Gryte's Architectural request- for spruce tree in back yard removal at owners cost- approved

Next Meeting Date: October Annual depending on Covid, will be in-person or via Zoom

Optional days are Oct Wed 10/28 or 10/29 depending on availability of location

Meeting Adjournment.....725pm

Respectfully submitted by Tonya Krause Cuneo, Secretary