

**MINUTES OF OCTOBER 21, 2017**  
**DEERWOOD PARK HOA**

Meeting was called to order at 1:10 PM by Wayne Saxon, President

A quorum of homeowners and board members were in attendance or by proxy.

Wayne read Welcome letter to homeowners and copy provided to all in attendance.

Heather Klein, Attorney was introduced by Wayne as being the Attorney for the association and that her presence was to answer any legal questions homeowners might have.

Financial Report:

A treasurer's report was given by Mary. Forms available for homeowners were  
Operating Budget for 2018

expenses

Profit & Loss

Liens

Tax Return for 2015

Financial Statement

Mary explained that she had to reconstruct 2015, 2016 and 2017 to present. Stated that books of record were in terrible condition. She stated they were basically non-existent.

A balance of as of Sept. 30, 2017 was \$30, 954 with outstanding unpaid dues of \$55,375. Question was asked as to whether names could be made public. Heather answered that these were not public records and could not be provided. A question was also asked about combined lots. Explained that lots combined were grandfathered in by Mario (which are approximately 11). No further lots may be combined.

It was explained that there are approximately 15-17 homeowners that owe the majority of the past dues. Mary has sent a letter to them putting them on notice that they have until Nov. 30, 2017 before the HOA Board will begin with liens and progress to foreclosure as allowed by North Carolina Law. We will be assisted by Heather in this process.

Discussion regarding past boards and record keeping,, communications, et with no blame being put on any board. Question on emails not being received. Explained that contact list was not updated until October 2, 2017. Also explained Website has been updated since July after difficulty obtaining password. Updates on financials should be

posted quarterly on the website. Turnover of financial information has always been a problem. This is the reason we are looking for outside independent accountant.

Noted on welcome letter, new email address is

HOADEERWOODPARK@DEERWOODPARKHOA.COM

And is now up and running. PO Box will be updated to Sparta in the near future.

Discussion on mix up on voting for board members. Some board members have left on their own. We need to start voting again per by-laws. Also, Terry encouraged HOA members to stay full term. It is work so be sure you want to serve.

Landscaping:

Wayne provided list of items done and those that still need work.

Fencing on common areas that are hazardous or in need of repair are being worked on at present. Hoa to maintain fences for safety – all other belongs to homeowners.

Burn pile has been taken care of and gate will be locked. Any large trash will need to be taken to dump.

Roads are being evaluated. Question on rock creek entrance being used for construction entrance. Builder of new home was supposed to put a \$5,000 deposit for road repair. Wayne will look into whether this was done.

Gate repair – contractor has been out 7 times, but will put no guarantee because initial workmanship done poorly.

Wayne Saxon made motion to close Old Barn road entrance from January 2<sup>nd</sup> through March due to safety. Motion 2<sup>nd</sup> by Vivien. Voted and passed.

Terry Morton made motion to winterize clubhouse from January 2<sup>nd</sup> through March.

2<sup>nd</sup> by Jesus. Voted and passed.

Social Committee:

It was reported by Vivien that New Year's Eve party was poorly attended even though at the last HOA meeting it was suggested that we do functions by RSVP.

Fourth of July Picnic cancelled for 1<sup>st</sup> time due to lack of response on RSVP, only 2 received.

It was stated by Maria Trujillo that Ofelia and Betty will not be working with social committee any longer.

Subject of a homeowner selling his property was brought up due to past dues for access to Deerwood park not being paid in years. Heather to look into who is handling the sale of his property and to make sure future homeowners are aware of that this may not be a true access road. Deerwood does not take care of this road.

DISCUSSIONS ON COST OF LIENS:

They need to be sent certified mail, if people do not pick up need to incur Sheriff's service cost of approx. \$80 to \$200. All fees incurred in processing may be included in lien. Question of Heather's fee. If only 1 letter approximately \$50.00. if 10-15 letters may be \$15.00 per letter.

Discussion on need to outside accountant:

It was brought up that an independent accountant is being looked into in order to keep books consistent between one board and another without a break in manner of doing the books.

Wayne stated we went and got quotes. Mary stated that one is not CPA, but enrolled agent. Mary asked to be able to interview candidates.

Officers elected for 2018 are:

President: Terry Morton

Vice President: Wayne Saxon

Treasurer: Mary Prados

Secretary: Marie Trujillo

At Large: Vivien Valdes-Fauli

With no further discussion Terry Morton moved to adjourn at 2:47 pm, Wayne 2<sup>nd</sup>.

All approved.

Respectfully submitted,

Vivien Valdes-Fauli