



## Deerwood HOA Annual Meeting

### 4<sup>th</sup> Quarter Minutes 11/19/22

1. Call to Order
  - a. Live meeting was called to order at 10:37 am by Rick Alfonso at the Piney Creek Volunteer Firehouse.
2. Roll Call
  - a. Attendance taken by Cookie Rodriguez.
  - b. In attendance: Rick Alfonso, Jesus Trujillo, Cookie Rodriguez and Heather Klein (attorney for HOA)
3. Approval of 08/17/22 minutes — Approved by all current board members
4. YTD Overview
  - a. Road maintenance/repairs were discussed by Jesus Trujillo.
  - b. 90 loads of top layer gravel were put down as of the meeting date, most ever in the past 20 years. He recommends that 100 loads is the appropriate amount in order to cover all roads in the development.
  - c. Roads in the Woodlands and Enclave were not done in this last phase.
  - d. Items ear-marked for the 2027 road projects list were completed during 2022, well ahead of schedule.
  - e. Clubhouse project is well underway and Jesus Trujillo brought display boards showing severe damage to the foundation of the clubhouse and the step-by-step process to bring the foundation and base walls in to compliance with extensive repairs. Trenches were dug out around the entire structure where the mold/moisture was exposed. Walls were pressure washed, covered with new plaster and then protected with fiberglass boards to completely waterproof the building base. Gravel was poured to secure the building. This foundation project was completed in 7 days.
  - f. Overall maintenance of the structures, ponds and grounds was reviewed by Rick. This year the water in all DWP-owned ponds was addressed. The fountains were fixed to keep water aerated. A homeowner donated funds to have the fountain on Old Barn Rd replaced. Most-used gazebos have been pressure washed and repainted. Wood repairs and many other enhancements were completed.

Life preservers were added to all gazebos with ponds. Tile around the built-in grill on the gazebo between East & West Ridge was finally repaired after many years of being unfinished and being an eye sore. More enhancements to gazebos are needed in 2023.

- g. Blue Ridge Electric has been replacing all street lights with LED “Dark Sky Rated” lighting. At the time of the meeting only a few lights were left to be replaced.
- h. Corporate documents were discussed – the current document expires in 2025. Heather Klein (HOA attorney) was on hand to answer questions.
- i. Many recommendations were heard from present homeowners/members ranging from changing gate codes regularly to suggestions regarding the new influx of renters (via Airbnb, VRBO) and how to enforce regulations. This is an ongoing concern and will have to be addressed in 2023.

#### 5. Financial Review

- a. Rick thanked all homeowners/members that paid their yearly dues in a timely manner.
- b. Financially, DWP is in a good position to start 2023.
- c. Road maintenance and landscaping costs continue to rise and the issue of possibly raising dues in the coming years was presented to everyone.
- d. The majority of homeowners/members have paid at least half of the assessment for the clubhouse renovations. This will allow the roof to be replaced; material has been ordered.
- e. A special account is being set up at Truist (formerly BB&T) in order to keep the funds collected for the special assessment separate from our regular bank account.
- f. HOA has enough funds in the normal account to cover costs through April 2023.

#### 6. Voting Results for New Board

- a. New members voted on were: Rick Alfonso, Tony Gestido and Rey Ortega.

#### 7. Q&A

- a. Homeowners in attendance suggested that members renting through online rental companies such as Airbnb or VRBO should pay an additional fee to cover the costs of road repairs and extra use of garbage dumpsters.
- b. Another suggestion was to change the gate codes periodically to protect the community at large.

- c. Questions were asked about the barn on Deer Valley Rd. regarding future use or repairs of the structure.
  - d. Social Committee – Homeowners liked the idea of starting this group back up to get the community back to feeling like a “community of friends and neighbors.”
  - e. There is a Facebook page (“Deerwood Park Social Page”) for homeowners/ members that is managed by homeowner Chris Holt.
  - f. Several homeowners suggested or like the idea of the bylaws being changed from 1/10 vote to  $\frac{3}{4}$  vote. Will be added to the list of possible changes.
8. Meeting Adjourned
- a. Meeting adjourned by Rick Alfonso.
  - b. No date specified for the 1<sup>st</sup> Quarter 2023 meeting.