

2nd QTR 2020 DEERWOOD BOARD AGENDA/Minutes

May 22, 2020 4PM

**Attendees: Terry Morton, President -Wayne Saxon, Vice President -**

**Maria Trujillo, Secretary - Shailim Rodriguez, At Large**

**Absent: Vivien Valdes-Fauli, Treasurer**

1. FINANCIAL REVIEW

a. Financials thru March 31, 2020 and to date Terry

i. Financial Reports Review

**We have to date \$49,406.00 in HOA dues deposits. That's about 41% of the \$119,000 we expect to bring in this year.**

Bank Acct balance to date

**After subtracting outstanding bills we have \$29,581.00 in the account.**

2. Review 2020 Budget

Terry

**A copy of the Annual Budget Expenses was provided to all showing the Expense line Items, Budget for each item and the actual expenses on each item to date. Reviewed and discussed.**

3. Lien Action List Review

Terry/Maria

a. Overview

**We have a total of four owners who still have outstanding dues totaling \$9,067.87. All four have liens placed on their properties.**

i. Actions pending meeting with attorney

**Foreclosure will be filed against owners who have failed to pay their outstanding dues.**

4. Communications

Maria

a. Next communications items

**A Memorial Day Flyer will be sent out.**

i. Garbage problem

Wayne

**Items were found in the garbage once again such as a printer, large coffee pot box and another large box. Cameras will be checked to detect who disposed of those items.**

5. Maintenance

Wayne

a. Roads/Maintenance Project List Review

**We had 5-6" of rain and same problem roads again were damaged because of the rain running down the road. There aren't a lot of options to alleviate the**

**problem because of the way the roads were constructed. We are looking into the options we may have to alleviate the problem areas.**

- i. Plan schedule for completing projects this year; estimated cost for projects; Schedule revisions needed

**A list of needed road repair projects was provided with the cost for each project and a suggested time line to finish. Reviewed and discussed.**

**The possibility of removing the Culverts at the end of Horse Trail to eliminate the existing water problem was discussed. If the culverts are eliminated the road will be closed to cars making it a walk//golf cart/ATV path only. This road was not built to handle routine auto traffic. A future wooden bridge is being considered to go over the stream and eliminating the culverts. The culverts have gotten blocked in the past causing stream overflow and washout of the roads in that area. See other comments below.**

- ii. Update on Enclave repairs at entrance culvert and New River culvert

**County has added culverts to alleviate the water flow causing the roads to wash out in Deer Valley Road. The culverts removed from Horse Trail will be placed in New River Road and other sections of Deer Valley Road. The only existing weak link is the Horse Trail culverts. Once those are removed the water will be able to flow freely without damaging the roads.**

- iii. Bird house repairs

**We will be getting an estimate for fixing the bird houses as needed.**

- iv. Bird damage at Old Barn Road gazebo/pond

**Birds have been destroying the gazebos with poop. Pressure cleaning the gazebos is costly and doesn't take care of the issue. To remediate the problem permanently we will need to put netting where needed. An estimate will be requested for getting the job done.**

**The Rock Creek pond pump is not working. It will either have to be fixed or replaced.**

## 6. President Items

Terry

### a. Restrictions/Bylaws

- i. Revise Restrictions item 15e –( ...not greater than 18 months...should a penalty be added?)correct typo at next HOA meeting--\*\*restriction change requires >50% owners

**The possibility of a penalty for new owners who take longer than 18 months to complete their homes and/or additions was discussed. Although an exception was made for an owner to apply for an extension for the completion of the home due to hardship, we want to avoid**

**similar problems in the future. This item will be discussed at the October meeting.**

ii. Outbuildings

**A question was asked about adding storage outbuildings to property. The discussion concluded that in accordance with the restrictions, if the item is brought before the Architectural Committee as required, and it is approved by the committee and Board, it would be acceptable. The AC is required to review the submittal (using the New Construction and Renovation Board Checklist document) in accordance with section 15 of the Restrictive Covenants.**

iii. Other restriction/bylaws revisions required?

1. Bylaws section VIII.g

**We need to add a restriction to prohibit dirt bikes and all terrain bikes in the community. Bring it to a vote next HOA meeting.**

iv. Law suit next actions

**Legal fees will not be able to be collected until the law suit is settled for lot 9 in the Enclave. Will be further discussed with the HOA lawyer.**

b. Pond Actions

**Pond on Old Barn Road was treated however, the runoff that originally caused the problem has not been addressed and we had another runoff that ruined what was done. Owner to be re-notified and bill for damages.**

c. Web site updates needed??

**A list of changes needed on the website was submitted.**

d. Other items from floor?

**No other items were brought up from the members.**

e. Next Meeting- July

7. Adjourn

All

**Motion to adjourn. All in favor. Meeting adjourned at 5:30 p.m.**