

Deerwood Park HOA Board Meeting Notes

When: June 18, 2024

Where: Via Videoconference

Attendees: Richard Alfonso (RA), President, Tony Gestido (TG), Treasurer, Reynaldo Ortega (RO), Andy Brown (AB), Secretary and Ben Sanchez (BS)

Quorum was met and the meeting started at 7:03pm.

April 30, 2024, Deerwood Park HOA Board meeting minutes were sent by AB to the board members, and they were reviewed by all the board members. RA motioned to approve, TG seconded the motion, and all unanimously agreed.

Financials

April and May 2024 financials were presented and reviewed. TG motioned and RO seconded the motion to accept the financials. All unanimously agreed. AB to post May financials to the Deerwood HOA website.

General Topics

1. Discussion was held regarding an email received by the Board from two homeowners (Wayne Saxon and Terry Morton)
 - a) Email will be reviewed, and a response will be prepared.
 - b) Heather Klein (Attorney) will be engaged to review the Board's response to ensure we are compliant with our HOA By Laws since that was the questions sent that dealt with specific sections of our By-Laws.
 - c) TG motioned to approve the above actions, AB seconded the motion and all board members unanimously agreed.
2. 4th of July picnic was discussed including logistics for food, seating accommodations and general set up
 - a) Clubhouse will be open for bathroom facilities and general viewing by homeowners of the improvements
3. AB noted that additional garbage pickup will be requested due to the large volume of homeowners expected for the 4th of July holiday period.
4. Beautification Committee (BC) wants to work on the main entrance during the fall planting season. RA motioned to allow the BC to obtain quote to do the right side of the main entrance. BS seconded the motion, and all unanimously agreed.

- Three bids were obtained for laying new gravel throughout the property. The board has decided to select the most competitive bid. To ensure quality of work that vendor will be asked to gravel Deer Crossing and Sugar Maple as well as Woodland Road and Tranquility/Isabelle Rose Way. TG motioned to approve, RA seconded the motion, and all unanimously agreed.

Budget 2025

2025 “Draft” budget was presented and discussed. The following key items were discussed:

- The cost of a limited review of HOA financial is estimated at \$3K and a full audit at \$10k. This will be discussed with Homeowners at the Annual Board meeting.
- Pressure cleaning and maintenance of gazebos propose increase to \$10K from \$5,500
- Maintenance of all entry gates propose increase to \$3k from \$1k
- Social activities propose increase to \$2.5k from \$1k

Meeting was adjourned at 8:15pm

Actions to be carried forward:

Action	Owner
Post May financials and April Board meeting minutes to the Deerwood HOA website.	AB
Pick up of food and general supplies for 4 th of July Homeowners picnic	TG/RO/BS
Order table and chairs for picnic	AB
Order extra garbage pickup during 4 th of July holiday period	AB
Advise landscaping vendor of gravel work to be done	AB