



Deerwood HOA 2nd Quarter Meeting Minutes

I. Call to order

Deerwood HOA 2nd Quarter Meeting called to order by Rick Alfonso at 7:00 pm on 04/21/21 on Microsoft Teams (Virtual). Adjourned by Rick at 8:33 pm.

II. Roll call

Rick Alfonso, Seana Corbeil, Terry Morton, Cookie Rodriguez and Jessy Trujillo

III. Approval of minutes from last meeting

Rick Alfonso, Seana Corbeil, Terry Morton, Cookie Rodriguez and Jessy Trujillo unanimously approved 1st quarter minutes.

IV. Open issues

- a) Income vs. budget—Rick asked Terry if possible to convert to cash accounting instead of accrued accounting. Will revisit later on.
- b) Discussed fees for accountant – runs approximately \$3,600.00/year.
- c) Aged Receivables \$98,742.00.
- d) Balance as of 03/31/21—\$40, 496.00. Balance on day of meeting—\$37,076.00.
- e) \$33,551.00 of early dues collected through 03/23/21. \$88,480.00 still outstanding but not due until 06/01/21. Roughly 60-65% outstanding as of 04/21/21. Reminder email will go out on 05/01/21.
- f) Visa card balance around \$2,500.00 as of 04/21/21. This card is used for local supplies needed and utilities.
- g) Will continue to explore possible electronic payment options for homeowners. Want to streamline/efficiency of writing checks.
- h) Financials were approved by all in attendance.

V. New business

- a) Due to personal time constraints, Maria Sangeles Trujillo stepped down from her position as board *Secretary*. Board voted to bring Jesus “Jessy” Trujillo onto the board to fill the 5th seat. Bylaws allow the addition of VPs where needed, therefore the VP position has been split into two sectors— Jessy has been named *VP of Maintenance*, in charge of roads and common grounds, and Seana has been named *VP of Community Enhancement*, heading up community “branding” and beautification efforts. All board members agreed to share HOA secretarial responsibilities until next election.
- b) Main focus is on replacing/enhancing signage at main entrance, now that we have an official logo, and beautifying the aged landscaping.
- c) All agreed to drop the word “Park” from development name and simply use “Deerwood” when it pertains to signage, letterhead, and other printed materials.
- d) Seana to get quotes for newly designed community signage (on dumpsters, at bridge on Horse Trail, speed limit signs, etc.), to be printed and installed when budget allows. Goal is to give the community a clean, professional look that will enhance the development’s image by establishing an identity.
- e) Present new logo to homeowners, via email and website.
- f) Road repairs for Cardenas and Garcia – \$7k-8k. (Estimate)
- g) As of 4/21/21, around 65 truck loads of rock/gravel have been laid throughout main roads in Deerwood, an expanse of work that has not been accomplished in over 15 years.
- h) Clubhouse update: waiting on insurance company’s report/feedback regarding needed repairs. We may need to hire an adjustor.
- i) Motion to approve Construction and Renovation approval form, road impact fees, and ACC letter to current violators. All forms approved with comments to add/adjust wording.

- j) Seana/Cookie to send email to all homeowners notifying them of ACC forms that need to be filled out and submitted to the board for approval. Email to also state that homeowners who have failed to submit these forms will be receiving an individual letter in the mail. Second email will be sent to homeowners letting them know about the new website.
- k) Discussed possibly changing the calendar year to start in January. Agreed to have Rick present the idea at the annual homeowners meeting in October.
- l) Discussed option to have homeowners pay their dues quarterly. This option will be discussed further.
- m) Agreed to table discussion of a new dumpster sight in the Enclave.
- n) Homeowner in the Enclave has agreed to sell her lot to Richard and Mayra Alfonso. New owners are assuming all financial responsibility owed to the HOA and have agreed to pay \$2,000.00 this year and the remaining balance next year. All present approved this financial agreement. Rick abstained from voting.
- o) Board to pick a weekend in July to stain the new bridge connecting Horse Trail Road with the Enclave. Dates TBD.
- p) Annual Homeowners meeting scheduled for October 23, 2021.

VI. Adjournment

Meeting adjourned by: Rick at 8:33 pm

Minutes submitted by: Cookie Rodriguez

Approval of minutes: To be officially approved at next board meeting.