



## Deerwood Board Meeting Minutes - July 8, 2021

Meeting started @ 7:25 by Rick Alfonso

Meeting attended by Rick Alfonso, Seana Corbeil and Cookie Rodriguez via Microsoft Teams. Jessy Trujillo called in, due to tech issues.

**April Meeting Minutes** - Minutes from April board meeting approved by Rick, Seana, Cookie.

### **Financials**

1. Balance as of 5/31/21 = \$77,143.59
2. As of 07/08/21 there is a \$0 balance on DWP credit card.
3. Roughly \$23,000.00 outstanding dues still to be collected. Maria will be asked to send out reminders to all lot/homeowners with outstanding balances.
4. Discussed the liens on lots in DW and Enclave - waiting on update from attorney's office.
5. Discussed proposing quarterly payments for dues- commencing January 2022.

### **Update on Road Repairs**

1. Jessy called in to let us know that the repairs needed on the Cardenas lot are now completed. As of 07/08/21, ALL major road repairs that were outstanding have been completed. At this stage, we will only need to do maintenance work and emergency road repairs when needed. *(With Jessy's tireless dedication, we have been able to address large-scale projects and within the DWP budget. Thank you, Jessy!)*
2. Jessy will prioritize the next 3 road repairs for 2022.

### **Light Pole Replacements**

Seana has requested that DWP be placed on the schedule for ALL new street lights from Blue Ridge Energy. These lights will be replaced at no cost (or additional fees) to DWP homeowners. Lights will look similar to current lights, but will be LED, greatly cutting down on having to change bulbs so frequently. Seana inquired with Blue Ridge to make sure the lights are "dark-sky rated."

continued

## **New Signage**

We are hopeful to have all small signage throughout the community installed by the end of summer. Production is taking longer than normal. Will be contracting homeowners Luis Macias and Osmedy Perez to paint all of the sign posts prior to signs being delivered.

## **Front Entrance Renovation**

1. Seana is scheduled to meet with a stone mason on 7/10/21 to discuss the pillar/monument for new DW sign at main entrance.
2. After getting two quotes from two different companies, are leaning towards Southeast Gateworks, due to their experience and quality of work. They will: a) replace motors, b) turn gate around to open into the community (currently opens out to the street), c) move the key pad closer to the gate so trucks don't have to hang out into the road while punching in code, d) provide all electrical work entailed with project.
3. Seana will try to negotiate a better price, or ask the company to add in other services such as painting the gate, replacing key pad, etc. within the quoted price.
4. Seana is requesting a quote for the installation of the new lights at the main entrance, which will include the island where the American flag is located.

## **Update on Needed Barn Renovations**

Seana meeting with a builder/contractor on 7/10/21 to discuss the necessary repairs at the barn. Will update.

## **Date for Annual Homeowners Meeting**

Date for the annual homeowners meeting has been set for Saturday, October 23, 2021 @ 1:00 pm.

## **Proxies and Ballots**

Sangeles will be asked if she is willing to mail out ballots and proxies to all homeowners prior to general meeting in October.

\*\*\*\*Spoke with Jessy and he has agreed to all that was discussed at the meeting.

Meeting adjourned@ 8:32 pm.