

3rd QTR 2020 DEERWOOD BOARD AGENDA/Minutes

August 28, 2020 4PM

Attendees: Terry Morton, Wayne Saxon, Maria Trujillo and Shailim Rodriguez

1. FINANCIAL REVIEW

a. Financials

Terry

- i. Financial Reports thru June 30- Reviewed, satisfactory and will be posted on the website
- ii. Bank Acct balance to date -\$63,029.00
- iii. Budget to date and estimates through May '2021 (see attachments 1 & 2)- Reviewed and will be posted on the website. Attachment 1 reflects expenses against budget to date. Attachment 2 reflects funds available for road projects.

2. Lien Action List Review

Terry/Maria

a. Overview

- i. Certified letters status-. We have a total of \$5,413.30 unpaid fees this year. Nine lien letters were sent out. There are also \$8,041.89 owed the HOA by three continued delinquent accounts. A lien was filed on all three and we are in the process of filing foreclosures accordingly. An amount of \$110.00 is also owed from late fees etc. This will be billed on the next billing cycle.
- ii. Actions pending meeting with attorney on foreclosures/available funds, etc. Will be meeting with attorney to pursue foreclosures pending available funds.

3. Communications

Maria

a. Next communications items- Vivien's resignation stat accepted by the Board. Labor Day-upcoming election date nominations-meeting date-COVID

- i. Garbage problem status?
Garbage situation has improved. However, we still have some who Dispose of items not allowed in our dumpsters.

ii. other

Wayne

4. Maintenance

Wayne/All

a. Roads/Maintenance Project List Review

- i. Plan schedule for completing projects this year; estimated cost for projects; Schedule revisions needed- Analyzed and reviewed (attachment 3) Priority items 1 A-D are in progress. Items 24/25 completed.
- ii. Bird House repairs- Bird houses are on hold until we can get a better idea about the cost.
- iii. Birds at Old Barn gazebo/pond
- iv. Update on Enclave repairs at Horse Trail, Deer Valley entrance culvert and New River culvert; bridge vs culverts; no permit required for bridge per road contractor (Darrel Greene)
 1. Horse Trail- Designated for pedestrians, ATVs and Golf carts. No Cars or trucks.
 2. Bridge at Horse Trail- A motion was made to have a wood bridge installed at the end of Horse Trail to connect passage to the Enclave. Motion was second and all approved. The bridge will be installed commencing the week of 9/7/20. Funds were donated by HOA couple who wishes to be anonymous.
 3. Culverts at Horse Trail- Culverts at the end of Horse Trail have been removed to eliminate future road washout.
- v. Discussion from floor on road maintenance, other items/deficiencies (ref mail received from a DW owner) A board member voiced her concern about the inconsistency of applying rules such as trailers, campers, building etc. Trailers and campers are allowed in DWP as long as they are stored behind the front line of the home entrance. No trailers, campers etc. are to be used for sleeping quarters. After addressing owner's concerns and clarifying the issues all agreed to follow the plan schedule (see attachment 3) for completing road projects as needed giving priority to those roads that need immediate attention and the availability of funds. The road problems at DWP are long term problems (builder) that are being addressed as best we can trying to keep water off the roads to avoid wash out. Success is being accomplished by appropriate ditching and rocking.
- vi. New Construction Approvals/Status of buildings(Wayne-ACC)There are two new construction approvals. One for an addition in a West Ridge home and another for a deck in Mountain Ridge Road. There are two homes still in the construction phase. One in Rock Creek and the other in the Woodlands. The construction on these homes should soon be completed.

- vii. Construction Form- Approval of Revisions (see attached) There will be a few added revisions to the Construction Form. A copy of suggested revisions was provided to Board for member review.

5. President Items

Terry/All

a. Board Resignation

Vivien Valdes-Fauli turned in her resignation from the Board. At this time the position will not be filled until our next voting cycle.

b. Meeting with Tax Office

i. Paid 2020 taxes

- ii. Refund from DW lot 15/16 pond taxes-5 years, rest from Hinson- Taxes have been charged to the HOA for the pond on Horse Trail since 2014 when we lost the pond. Tax office to make plans to reimburse the HOA.

c. Restrictions/Bylaws/other changes needed?? No changes needed at this time.

- i. Financial Penalties?? To be further discussed at our next HOA homeowner's meeting.

d. ATV/UTVs : Problems/Solutions ATVs and UTVs are permitted in DWP and continue to be part of our community attraction. We have received several complaints from residents. ATVs driving too fast in the development, driving after hours and getting into private properties. The Board's position is not to be policing or chasing individuals who may be breaking the law. It is recommended that individual owners who have concerns about the ATVs speak to their neighbors owner/s and ask to slow down and/or stay away from private roads. If after speaking to your neighbors the issue is not resolve you may file a complaint with the local authorities. We have however, spoken with individual owners and ask they observe speed limit and refrain from entering other people's properties and some common spaces. They usually comply and the issue is solved.

- i. Common space penalties: Bylaws VIII.2.g Will be further discussed.

- 1. Do we have recommendations for the HOA in October- Clarify to all community owners that all gates and common roads/areas to the community are for all owner's use. There are no private entrances or private common roads.

e. Web site updates needed?? Insurance info for common space Changes will be posted as needed. Updated insurance information for common space will be posted on the community website.

f. HOA Member Meeting Plans/date

- i. Members positions BM-3,4,5 are up for election
- ii. Office desired positions for next board – The positions that need to be filled are the president, vice president and Treasurer. However, who fills the different positions will be determined after elections in new selected officer's meeting.
- iii. HOA Date: Saturday 10/24/?? Confirm? Meeting will be 10/24/20 at 10:00 a.m.
- iv. COVID requirements- Wear mask, keep distance, limited attendance (1 person per family)
- v. Collection of info on attendees, proxy votes, and Board votes- Follow normal procedure. Sign in table. Votes counted by Secretary and assistance from other selected members of the HOA.
- vi. Next Board Meeting date to support HOA meeting preps? To be decided prior to HOA meeting.

g. Other items from floor?

None

6. Adjournment

Motion to adjourn meeting. All in favor. Meeting adjourned at 6:00 pm