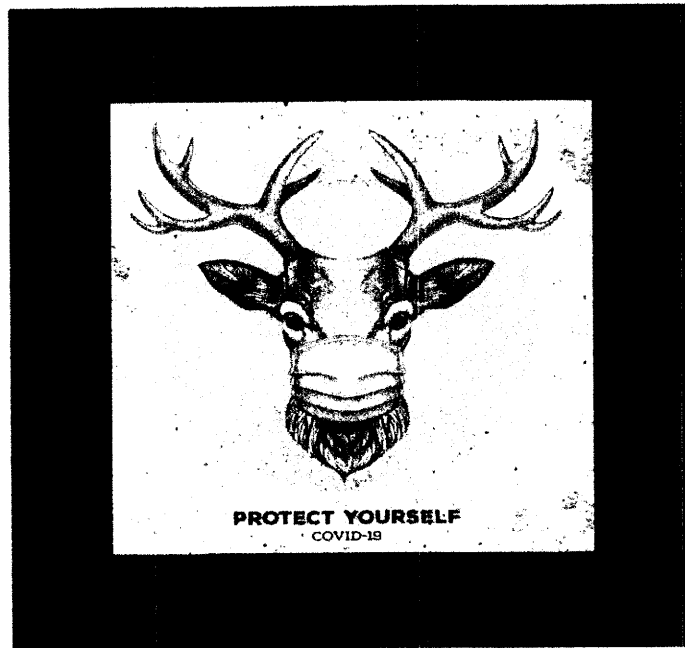


HOA MEETING 2020



MY DEERWOOD PARK INFORMATION WEBSITE

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DEERWOOD PARK HOA MEETING AGENDA

OCTOBER 24, 2020

HOA BOARD MEMBERS PRESENT

Terry Morton, President

Wayne Saxon, Vice President

Maria Trujillo, Secretary/acting treasurer

Shailim Rodriguez, At Large

CALL TO ORDER Terry Morton

ATTENDANCE/ESTABLISH QUORUM Maria Trujillo

(1/10 of legitimate voters)

APPROVAL OF 2019 MINUTES Terry Morton

(copy of minutes on website/table)

YEAR'S OVERVIEW Terry Morton

- HOA members contact information updates
- Collections of past dues/liens, etc.
- Permanent fixes to road drainage issues

FINANCIALS

1. Financial Package Review (handouts)
 - a) Budget Summary (3)
 - b) Open Invoice (Aged Receivables) Summary (4)
 - c) End of Year Carry-Over Funds Summary (5)

MAINTENANCE

Wayne Saxon

1. Maintenance Project list review (6)
2. Architectural Committee Reviews/Approvals
 - a. Happy – Woodlands Drive
 - b. Perez – Rock Creek – Serenity Lane
 - c. Trujillo – W Ridge Road
 - d. Architectural committee checklist proposed changes.

MAINTENANCE CHALLENGES – OCT. 2020 TO OCT. 2021

1. Anticipate more snow removal

COMMUNICATIONS

Maria Trujillo

1. Introduce new community members
2. Discussion on HOA contact information updates
3. HOA members routine communication
 - a) Most communication via email. Keep email current. Any changes- fill out change of address communication form.
 - b) Minutes sent via email. Minutes and financials posted on website.

SPECIAL ISSUES – VOTING RESULTS

Terry Morton

1. Legal
 - a. Enclave lot 9
 - b. Horse Trail Pond
 - c. Foreclosure/Judgment Action

Open Q&A

Terry Morton

Adjourn

Terry Morton

2020 (Jan-Oct 1) Annual Budget vs Expenses (*Numbers may not be exact-used as working budget)

2020-21 BUDGET LINE ITEMS	BUDGETED AMOUNT	ACTUAL EXPENSE	REMAINING BUDGET NEEDS
Accounting Fees	3,600	2,589	800
Advertising	150	86	
Bank Charges	112	117	40
Fees: Late Fees	0	39	
Finance Charge	15	218	
Insurance Expense	4,500		4,500
Legal Expense	642		700
Maintenance: Basic Road (routine gravel, box blading, snow removal) and road projects	26,000	17,601	8,100
Maintenance: Cleaning	500		
Maintenance: Landscaping	43,200	33,705	6,350
Maintenance: Garbage Pickup	2,700	1,550	1,100
Office Expense	200		200
Taxes: Real Estate	2,300	2,298	
Postage Expense	250		100
Rental: Equipment, etc	200		
Repairs Expense	250	481	1,500
Repair: Gates	1,200	1,457	1,000
Social HOA Activities	1,000		
Supplies Expense	50	64	
Supplies: Holiday Décor	200	534	200
Supplies: Small Tools	200	570	
Telephone Expense	830	624	206
Utility: BREMCO	17,046	13,104	5,470
Utility: G&B Energy	230	272	
Project Expenses	4,500	4,500	
Contingency	3,975	3,975	
Other Expenses	175		175
TOTAL Budget Info	*\$119,025	\$83,800	\$30,441
Actual Income available for '20 through MAY '21	\$121,715 + 16,500= \$138,215	\$83,800	
Jan-May '21 expenses			(Jan-May '21) \$22,000
10/1 Checking Acct Balance	\$54,415		(Total Future Exp) \$52,441

*Estimated Income

68 Houses X \$600 = \$40,800

149 lots X \$525 = \$78,225

Total Yearly Budget Income = \$119,025

OPEN HOA MEMBER INVOICE STATUS (Aged Receivables)

DATE	\$\$ UNPAID INVOICES (AGED RECEIVABLES)	COMMENTS
2017/01/01	\$32,135	Began a reconstruction of HOA member info and invoices. Calls to HOA members in 2017 with overdue invoices and updating HOA member contact info—little or no HOA info existed
2017/08/31	\$57,805	Continued HOA contact info/invoice updates & rebillings— <u>significant effort by Maria Trujillo and Mary Prados</u>
2017/12/31	\$43,635	Continued contact info updates & rebillings
2018/08/15	\$37,125	Completed contact info updates in 2018; ~20 months effort 1 st Liens applied; ~30 lien letters sent; ~18 liens filed
2018/10/01	\$31,412	Continued Lien/Collection Efforts
2019/02/28	\$17,027	Continued Lien/Collection Efforts
2019/10/19	\$8,231	4 HOA members <ul style="list-style-type: none"> • 1 foreclosure/judgment • 1 promised balance • 1 unable to contact • 1 Lien/judgment
2020/10/24	\$11,424.94 (since last customer ledger dated July 31,2020)	HOA members <ul style="list-style-type: none"> • 3 are possible foreclosures • 6 delinquent 2020 • 1 quick deeded property to HOA • 1 made partial payment • 1 is paying monthly • 1 underpaid fees • 1 owes late fees

**END OF YEAR CHECKING ACCOUNT BALANCE NEEDED FOR
JAN-MAY FOLLOWING YEAR BUDGET FUNDS**

YEAR END	AMOUNT	COMMENTS
2014	\$37,796	
2015	\$28,995	
2016	\$24,044	2016 Special assessment (\$150: \$32,550)-used entirely for washed out road/culverts in Enclave)
2017	\$24,422	2017 Special assessment(\$125: \$27,125) Received part of Special Assessment in 2017
2018	\$30,217	2017 Special assessment completed in 2018 and was used to supplement low funds at end of 2017 due to roads/legal costs in 2017
2019	\$16,500	Approved Budget Increase 10/19 HOA meeting for 2020 and beyond
2020	\$22,000 (estimated)	Need about \$22,000 for expenses each year for Jan-May before dues arrive

PROJECTS LIST

(PROJECTS are in addition to yearly gravel/box-blading/snow plowing activities and are prioritized by year and available funds --PRIORITIES may CHANGE AS NEEDED*)

PHASE/AREA	ROADS 1 1F Future OTHER 2	PROJECTS REQUIRED	EST. COSTS \$\$	PRIORITY BY YEAR*	COMMENTS AND STATUS
1. ENCL	Complete 10	ADD BRIDGE AT ENCL END OF HORSE TRAIL PATH	6000	2020	COMPLETE Funds donated
2. ENCL	10	Repair/Replace Horse Trail, Deer Valley and Enclave Culverts/road	8800	2020	COMPLETE
3. RIDGE	10	BIRD PROOF GAZEBOS	400	2020	COMPLETE
4. RIDGE	1A	FAWN TRAIL GRADING AND GRAVEL	7000	2020	WIP ON SOLUTION
5. RIDGE	1B	REWORK DEER FOREST/SQUIRREL RUN ROADS TO ADDRESS WATER EROSION	3000	2020	WIP ON SOLUTION
6. DWP	1C	REPAIR ROAD BELOW CHAPEL ON NATURE WALK	3300	2020	WIP ON SOLUTION
7. RIDGE	1D	RECUT DITCHES ON EAST AND WEST RIDGE AND ADD SURGE ROCK IN DITCH	500	2021	Reditch along road washout, may need surge rock eventually
8. DWP	1E	ADD SURGE ROCK IN DITCH AT LOT 68/69	4000	2021	Phase 1-repair drive area to move water off road Phase 2-ditch to end of road and add cutouts Phase 3-add culvert in front of gazebo-homeowner cost
9. ENCL	1F	ADD HARD ROCK SUPPORT IN STREAM ON DEER VALLEY ROAD	200	2020	Road bed at risk in several places- <u>do as needed</u>
10. DWP	1F	ROAD SECTION ALONG LOT 22 ON DEER CROSSING ROAD-DITCHING AND SURGE ROCK	1500	2021	Add cutouts, shave bank , and ditch
11. WOOD LANDS	1F	RECUT DITCHLINE/SHAPE CURVE AND SURGE DITCHLINE ON WOODLANDS DRIVE ACROSS	3000	2021	CULVERT PARTIALLY BLOCKED-across from pond WIP

PROJECTS LIST

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		FROM POND				
12. ENCLA	1F	DITCH AND ADD SURGE ALONG DEER VALLEY ACROSS BARN AND REPLACE CULVERT	2200	2023	CULVERT RUSTED OUT AND PARTIALLY CLOSED	
13. RIDGE	1F	ROAD WASHOUT DOWN HILL ON SUNSHINE		2023	WIP ON SOLUTION	
14. DWP RIDGE	1F	REDITCH ACROSS FROM MORNING MIST	1000	2024	DITCH/CLEANOUT OF CULVERT 2021	
15. ROCK CREEK	1F	CULVERT, SURGE, ON TRANQUILITY LANE	6000	2024	WATER WASHING OUT ROAD ON UNUSED CUL DE SAC WIP ON SOLUTION	
16. ENCLA	1F	ADD SURGE ROCK IN DITCH AT BOTTOM OF LOTS 3/4	2000	2025	monitor	
17. ENCLA	1F	ADD SURGE ROCK ALONG CULVERTS ON NEW RIVER VIEW ROAD	2000	2025	Monitor, ditch	
18. DWP AND RIDGE	1F	BUCK TRAIL ROAD SOLID ROCK REMOVAL, REGRADE, AND REROCK	3500	2026	Monitor, hammer rock	
19. ROCK CREEK	1F	HAMMER ROCK ALONG DITCH LINE ON ROCK CREEK ROAD	2500	2026	Monitor	
20. ROCK CREEK	1F	REDITCH ALONG MILKY WAY AND FRONTIER TRAIL	800	2027	monitor	
21. ALL	2	REDO/ADD NEEDED SIGNS	?	2021	WIP	
22. COMM BLDG	2	WATER PROBLEM IN COMMUNITY BUILDING REPAIR-FOUNDATION LEAK	8500	2024	De-Humidifiers added	
23. COMM BLDG AREA	2	DITCHLINE WORK AND CLEAN OUT CULVERT/ AND REMAT ON OLD BARN ROAD	1000	2026		

PROJECTS LIST

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24. ALL	2	ASPHALT SEALING OF PAVED SECTIONS	??	2027	Monitor, need cost estimate
25. FUTUR	2	REPLACE LIGHT FIXTURES	1000	2027	
26. FUTUR	2	REPLACE STREET /INFO SIGNS	750	2027	
27. FUTUR	2	Chapel Repair	2500	2027	
28. DWP RIDGE	3	REMOVAL OF PAVEMENT ON RUNNING DOE LANE			
29. FUTUR	3	ADD WI-FI TO ENTIRE NEIGHBORHOOD (SECURITY)	??	2027	

30. FUTUR 2 Waste Motors Rep. 1000 2022 Monitor

*NOTE: PRIORITIES WILL BE REASSESSED as needed