



## Deerwood 2nd Qtr. 2022 Board Meeting

### I. Call to Order

Meeting called to order by Rick Alfonso at 7:00 pm, 4/12/22 on Microsoft Teams. (Virtual)

### II. Roll Call:

Rick Alfonso, Jessy Trujillo, Cookie Rodriguez, Jessica Lopez, Seana Corbeil.

### III. Financials:

March financials were approved by all. Rick mentioned that our accounting firm is doing a good job of getting the financials compiled *monthly*, as opposed to quarterly. Updated financials will be posted to the website.

It was discussed that there is currently (as of Mar 31) \$70,000 in dues still to be collected. A note to all homeowners will be sent out in early May to remind them of the June 1 deadline.

Rick reminded the group that there were a few lots that had liens put on them and therefore the association will not see the revenue from those lots until the HOA has official ownership and they can be sold.

### IV. 2022 Budget & Dues

A budget for the June 2022 - June 2023 year is being drafted. The board discussed how it will be necessary to bring up for discussion at the Annual Meeting the rising cost of labor/services, as current dues income is being greatly stretched.

In addition, it was suggested that DW change its fiscal year to run Jan-Dec, instead of the current June-June schedule. This will be brought before the homeowners at the Annual Meeting.

The board is working on logistics of getting a payment program linked to the DW website, for ease of dues payments.

## **V. Association Credit Card**

Rick was instrumental in getting the association bank accounts set up for a not-for-profit organization. Previously, the association was set up as a “for-profit” entity. Now, a new credit card can be issued and tied to the association only, so that the card will follow the association and not a specific board member. This will make it easier and more efficient for new boards.

The credit card will only used for the association’s Network Solutions account, which includes DW’s domain name, website hosting, and email services.

## **VI. Property Maintenance**

The issue of homeowners being sent “Property Maintenance Forms,” which alert them to maintenance needed on their property, was discussed. There have been a couple of homeowners who have been sent repeated notices, but who still have not taken care of the offenses. The HOA had to step in and remove a section of private fencing that had been down for quite some time, because posts from it were being washed into the creek.

The board discussed changing the form to be more clear that homeowners will be charged if the HOA has to take care of the issue due to lack of response by homeowners within a reasonable amount of time. This issue will be brought up at the next annual meeting, so that all homeowners understand the parameters.

Jessica asked if it would make sense for the HOA to institute a “New Member Association Form/Fee” for new buyers, mainly so that they would have to sign a paper saying they are in receipt of all association rules. She also noted that it would be good to know more about who is buying into Deerwood.

## **VII. Rented Homes**

The issue of more and more homes being purchased by people who are renting them out on AirBnB and VRBO was brought up for discussion. This is a new dynamic for Deerwood and it brings a number of challenges to the community, from increased garbage and ATV use, to hoards of people knowing the community’s gate code. This will be a topic for discussion at the Annual Meeting, to gain input from all homeowners.

## **VIII. Fencing**

Jessy has been working with the landscaping crew to remove rotted/broken fencing in areas of the development where fencing is not needed. This is to enhance the aesthetics of the community, but also to cut down on continual maintenance costs associated with keeping fencing looking decent.

One homeowner questioned why a section of fencing was removed. The board is looking into possibly getting a survey to figure out exactly where the HOA common area is located.

#### **IX. DW Road Names**

The board discovered that Alleghany County has a few road names confused, according to its GIS site. The board is in contact with the County and is working toward getting the County to correct the road names. Any homeowner affected by this will be notified by the County. (Update: The County has corrected their database as of April 20.)

#### **X. Street Lights**

Blue Ridge Energy (BRE) notified the Board saying that new light poles are now not available, due to inventory constraints and costs. However, BRE is still on schedule to install the new LED light heads this summer. The board has asked that BRE at least paint our light poles, which they agreed to do.

#### **XI. New Lights for Stone Walls**

Seana mentioned that it has been difficult to find an electrician to install the new lights that go along the bottom of the stone walls. (Many of the old lights are broken and new lights were purchased last fall.) She will continue contacting electricians. Jessica will pick out lights to replace the deer motif lights on the tops of the columns, since they have not held up well in the weather.

#### **XII. New Map of Deerwood**

The only map we have is 25 years old and quite outdated. The board is working with the graphic artist who designed the map for the developer, updating the map as needed. A revised map will be sent out to all homeowners and will be posted on the DW website.

#### **XIII. Clubhouse Renovation Quotes**

Board discussed the special assessment to homeowners for renovating the Clubhouse which was passed at the 2021 annual meeting. Goal is to obtain quotes from contractors and get renovations started this summer, in an effort to save the building from further deterioration.

One local contractor—Travis Hodge—has submitted a quote, but no other contractors have responded to requests to bid. Eliseo Hurtado, who does a lot of construction and renovations in Deerwood, had been sent a letter from the HOA board asking about his interest in quoting, but no response has been received. Jessica said she will follow up with Mr. Hurtado, in hopes of obtaining a second quote.

#### **XIV. Changes to Deerwood Covenants & Restrictions**

The board is working on a draft of changes/additions that need to be made on the association's official documents. A final draft will be presented to the homeowners at the annual meeting. Homeowners will have the opportunity to vote on these proposed changes/additions.

#### **XV. Date of 2022 Annual Meeting**

The idea of moving the Annual Meeting from late October to coincide with the Thanksgiving holiday was brought up for discussion. Since many homeowners are in DW during this period, it was suggested that perhaps more homeowners would be able to participate in the meeting. Board terms are up in October, so further investigation into this possibility is needed.

#### **Adjournment**

Rick adjourned the meeting at 8:30 p.m.