

2nd QTR DEERWOOD BOARD AGENDA/MINUTES in RED

July 25, 2019 –Meeting at DWP Office

1. FINANCIAL REVIEW

a. Financials thru June 30, 2019

Mary

i. Financial Reports Review

Reviewed financial reports. Income for the year is approximately \$80K. Bank account balance at end of June was \$50,258. Accounts Receivables (uncollected dues) was \$28,864.98. This includes approximately \$10,000 AR carryover from 2018 and an additional 2019 AR amount of approximately \$18,000 of uncollected dues in 2019 for a total AR at the end of June of \$28,864. The uncollected dues for this year are being pursued by the Board.

The majority of the \$125 special assessment has been collected (approximately \$27,000) with about \$1375 accounted for in the AR balance mentioned earlier.

- ii. Bank Acct balance to date : July 19 bal was approximately \$40,000.
- iii. Begin discussions on 2019/2020 Proposed Budget and proposed actions at HOA meeting Discussed expense estimates and road projects, etc left to accomplish. Reviewed expenses to date and estimated through May 2020. Also reviewed projected budget provided by accountant. Began formulating information to share with HOA in October. Also, we estimate that we need approximately \$50,000 from now till next May.
- iv. Received Mary's resignation due to personal and business reasons-could not attend today's meeting-The Board discussed what actions were available to them between now and the election in October. A motion was made by Terry to combine the responsibilities of the treasurer and secretary positions and for Maria to fill that combined role. The second was made by Wayne and the motion carried by unanimous vote.

2. Lien Action List Review

Maria/all

a. Overview (Maria)

- i. Accounts Receivables list from Donya—changes-Maria The accountant's AR list will be our official document to identify lien/foreclosure actions in the future now that our HOA member data is in very good shape. Maria has been responsible and done an excellent job in keeping our HOA list current and keeping the accountant up to date also for mailings and our reports, etc.

- ii. Lien/Foreclosure actions/status **Attorney has been given HOA member info to begin processing foreclosures.**

3. Communications

Maria

- a. Joinder document served in May **Owner has been served.**
- b. Next communications items
 - i. Maintenance of easements **Reviewed Restriction requirements**
 - ii. Info on two restriction changes and bylaws changes **HOA member notification needs to go out in our October 19 meeting communication**
 - iii. October meeting and Oktoberfest **include in upcoming communication on our October meeting—Maria to draft and send after feedback**

4. Maintenance

- a. Roads/Maintenance Cost Estimates for budget

Wayne

- i. Cost to replace all light fixtures
- ii. Cost for barn work/office/community bldg on wall leakage
- iii. Cost for any gazebo repairs needed
- iv. Cost for trimming pine trees and fruit trees in common space/easements
- v. Costs for any Enclave Barn work?
- vi. Cost for all remaining road projects
 - 1. Cost for permanent ditch/rock areas remaining
 - 2. Cost for significant road fixes/bank shaving remaining
 - 3. Cost to rework or remove all asphalt
 - 4. Cost for HOA culvert projects
 - 5. Large rock in areas of stream decay near road beds in Enclave
 - 6. Road going up to enclave on left and first road to left needs ditching and rocking
 - 7. Others?

All items above discussed and Wayne preparing estimates for these projects to be included in upcoming discussions with HOA members. The members thanked Wayne for his efforts in maintenance this year especially road maintenance. The roads are in excellent shape except remaining project areas and the permanent repaired areas are doing very well in preventing road wash out and we have had a number of heavy rains this summer.

- vii. Plan schedule for recommended completing these projects; estimated cost for projects above present budget amounts for out years? **Wayne to prepare**
- viii. Any projects missed??—Open discussion

5. President Items

Terry

- a. Meeting with legal--Heather Klein
 - i. Road impact fee

- ii. Penalties/charges for HOA members not maintaining homes, lots, etc art. VII.1.g of bylaws allows
- iii. Item 7 of restrictions requires HOA to control easements and maintain what is in the easement put there by the Developer and HOA. All other allowed improvements must be maintained by the owner—fencing, plants, mulch, trees, etc. and permission received from the board to do improvements in easements
- iv. Revise Restrictions item 15e –(...not greater than 18 months...)correct typo at next HOA meeting--**restriction change requires >50% owners
- v. Other restriction revisions required?
- vi. Open discussion **Terry requested that we pursue the pond next to DW 15/16. Our deed for HOA common space clearly shows this turned over to HOA and recorded in 2008. Asked Heather to pursue.**
- b. Law suit-next steps-**Discussed**
- c. Web site updates needed?? **Add financials and minutes to website**
- d. **New Board Elections this meeting based on Mary's resignation as Treasurer**
 - i. **President-Terry Morton**
 - ii. **V President-Wayne Saxon**
 - iii. **Treasurer/Secretary-Maria Trujillo**
 - iv. **At Large-Vivien Valdes-Fauli**
- e. Next meeting date to prepare October Meeting Agenda, Octoberfest, etc. **Sometime in August- TBA**

6. Adjourn

All

Attendees:

Terry Morton-Pres

Wayne Saxon-V Pres

Maria Trujillo-Secretary

Vivien Vales-Fauli—via phone—at large